



**SOLD**

## NOTHING TO DO ! JUST MOVE IN AND ENJOY !

- \* Beautifully Renovated Family Home in great location with Trendy Decor.
- \* Home Comprises ,
- \* L-shape formal lounge/dine with floating floors, gas heater, combustion heater and ducted air conditioning throughout the home.
- \* Fantastic updated kitchen with dishwasher & pantry adjacent family/dine.
- \* Three roomy bedrooms with new carpet plus main bedroom has built-in robe and overhead fan.
- \* Lovely updated bathroo, laundry and toilet.
- \* Outside there is a large separate rumpus room/ studio or 4th bedroom.
- \* There is also a huge verandah area with outdoor heated spa.
- \* 2-3 car length carport with auto roller door.

**3 BED | 1 BATH | 1 CAR**

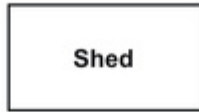
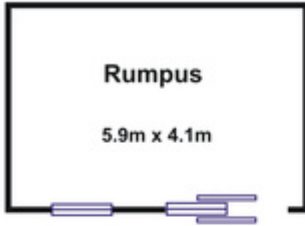
**PRICE:**  
**\$389,000**

**OPEN FOR INSPECTION:**  
**N/A**

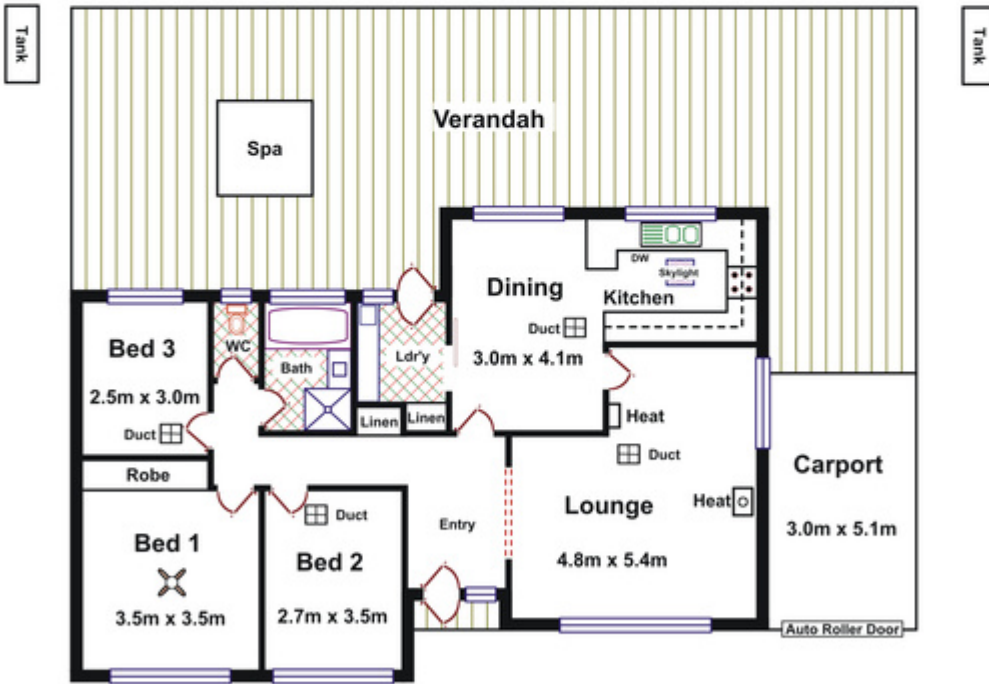


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**17 Vulcan Avenue  
MODBURY HEIGHTS**



Area	M <sup>2</sup>
Living	111.10
Rumpus	24.19
Carport	15.30
Verandah	88.90
Porch	1.05
<b>Total Approx</b>	<b>240.54</b>



Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.