



## FOR SALE

### THE PERFECT POSITION FLAXTON/MONTVILLE LOCATION.

This absolutely charming 3 bedroom Brick home is situated on a perfectly level 811m2 corner position. Offering views over the Montville Range, the setting is peaceful and superb. The property has been lovingly updated with New Carpets, Bathroom, WC, Oven, Cooktop and Lighting. There is also room for Caravan Storage. With recent upgrades to the Landscaping and additional Outdoor Patio area, there is nothing to spend. The solar hot water system will save on electricity and there's ample 20,000 litre water storage. All this is within an easy walk to Kondalilla Falls, local café, Flaxton restaurants and Montville Village. This is the ideal property for retirees /young family wanting the perfect Hinterland location. The owner is re-locating overseas and wants a settlement by the first week of December. Inspections are by appointment only.

3 BED | 1 BATH | 0 CAR

PRICE:  
\$420,000

OPEN FOR INSPECTION:  
N/A



**Len Geary**  
**0418221281**  
len.geary@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)