



**SOLD**

**PRICE REDUCED READY FOR NEW OWNERS  
INVEST AND RENT IDEAL LOCATION WITH  
POSITIVE RENTAL YIELD FOR THE PAST 6  
YEARS**

This is a freshly renovated home with endless character in a booming community. A great opportunity for first home owners, families or investors. Three bedrooms with a master bedroom, a modern family bathroom and an updated kitchen, you can't go wrong.

Plenty of space for the family in this updated Gem, with all the modern needs and updates for the new owners to enjoy and grow into.

This impressive house has been neatly renovated and is situated in an excellent location and close to everything. Don't just look at the pictures come and see what this home entails.

**Features:**

- Large living room with a modern atmosphere, high plastered intricate ceilings
- 3 bedrooms, master bedroom king size with built in storage, air-conditioned
- A newly renovated bathroom with a toilet, shower and bath tub
- Polished wide spotted gum timber floors
- Fresh modern kitchen, dishwasher, gas cooktop, wall oven, double sink and large fridge space
- Laundry with lots of storage, large washing machine space and bracket for dryer to hang
- Extensive 55 sqm insulated undercover entertainment deck, with potential servery from kitchen
- Fantastic views and privacy
- Side access to huge yard as well as from the rear deck
- Walking distance to rail, shops and conveniences
- Short drive to several major shopping centres
- Perfect access to all major roads
- High on a hill, North facing

Whether you are looking for a low maintenance investment, first home, downsizing or simply somewhere to live in a great location - this one is a must inspect!

\*PRIVATE INSPECTIONS AVAILABLE DAILY BY APPOINTMENT\*

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$280,000

**OPEN FOR INSPECTION:**  
N/A



**Ryan Wilmott**  
**0410744315**  
ryanwilmott@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)