



**SOLD**

## ALL OFFERS CONSIDERED

This spacious brick home is situated close to local schools, park, shopping centre, hotel and showgrounds in a family friendly area on a near level 699m2 allotment and is fenced on 3 sides.

When you enter this home you immediately find yourself in the entry to the main living area featuring living room and a room that could be used as a formal dining room or office/study or children's activity area.

The main bedroom has a feature bay window, plus a walk-through robe and ensuite.

Following the hall you enter the kitchen and also the dining/family area. The kitchen has a pantry, dishwasher and microwave and access to the remote controlled double lock up garage so unloading the groceries and children during inclement weather is a breeze. The kitchen also has an electric oven, cooktop and rangehood. You can also access the outdoor concrete entertaining area from this central area of the home.

You then have the other three bedrooms (all with built-in wardrobes), main bathroom and separate toilet. The laundry is also off this central area and has a separate door to the backyard and clothesline.

There are ceiling fans in the home and a brand new air-conditioner installed in the lounge room. At the rear of the home there is a 5000litre rainwater tank which can be hooked up to your showers and toilets if required or to water your lawn and gardens.

There are minimal gardens to care for at present so there is plenty of room to build a shed or add more gardens to this lovely home. This home would make a great investment opportunity or would be a lovely quiet place to live. Make an appointment to grab this good buy.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$295,000**

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



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