



**SOLD**

## ALL THE HARD WORK IS DONE!

Located with Illich Park Sports Grounds across the road and within walking distance of Stockland Plaza and all other conveniences is this 3 bedroom low-set home on a 1/4 acre (1012 sq.m) allotment.

All the hard work has already been done to this home including:

- A new white roof with ceiling insulation,
- A new kitchen with good storage and bench space,
- A renovated bathroom with walk-in shower and new toilet and vanity,
- New rendering and paintwork on most of the interior walls,
- A new pedestal in the handy second toilet next to the rumpus room, and
- 4 new split-system air-conditioners recently installed.

Other great features of the home are:

- Large rear rumpus room with bar area and a full-sized pool table included,
- Covered front porch with views to the Illich Park sports fields,
- Double tandem lockable garage, and
- Working bore and pump.

This family home would be ideal for buyers wanting a modernised home with space to grow in a very central location.

Call and arrange for your inspection soon.

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

**PRICE:**  
\$260,000

**OPEN FOR INSPECTION:**  
N/A



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24 Barnard Street, Aitkenvale

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.