



# FOR SALE

## AFFORDABLE FAMILY HOME

This affordable home gives families a perfect start. Found nestled in a quiet cul-de-sac surrounded by greenery, friendly faces and with no rear neighbours. A warm welcoming entrance with plenty of room for shoe storage that flows into the large open plan lounge / dining area with ample space for large family gatherings and entertaining. The Master bedroom is tucked away at the far end of the house allowing privacy and a retreat from the busy day. All bedrooms have built-ins, air-conditioning and are spread out giving each room its own level of seclusion.

**Features:**

- Secluded master bedroom with en-suite and patio access.
- No rear neighbours
- Located in quiet cul-de-sac
- Large open plan living space
- Double lockup garage
- 1.3km (4min) to Coles shopping centre
- Room for a caravan on the front lawn
- Estimated rental return of \$370-\$380 per week in current condition
- 539sqm lot central to shops, schools and takeaway

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

**PRICE:**

Sold by your agent, Ben August

**OPEN FOR INSPECTION:**

N/A



**Ben August**

**0458660357**

[team@augustestateagents.com.au](mailto:team@augustestateagents.com.au)

[augustestateagents.com.au](http://augustestateagents.com.au)



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.