



**SOLD**

## BRIGHT AND SPACIOUS UNIT WITH NO STRATA/BODY CORPORATE FEES

A very desirable floor plan for comfortable living and entertaining, this spacious two bedroom unit would make a great first home or investment. This exceptionally presented unit is 2 minutes drive to St Agnes Shopping Centre and multiple dining options. Westfield Tea Tree Plaza is only 4 kilometres away. The perfect blend of convenience.

This unit has had a recent makeover to provide an idyllic low maintenance lifestyle for busy professionals and young families alike.

You'll love:

- New modern open plan kitchen featuring a stainless steel oven and rangehood
- New neutral toned flooring in living areas and bedrooms
- Freshly painted throughout
- Ceiling fans in all living areas
- New 7kw Hitachi split system a/c
- Built in linen press
- Single undercover parking for one vehicle and extra parking space
- Set back off the road with established gardens
- Separate water meter
- Ultra-handly to parks and schools
- NO STRATA or body corporate fees

Potential Rental rate: \$295 PW. Investors: We can manage this property for you.

Outgoings:

Council Rates: \$300 per quarter approx

ESL: \$95 Per year approx

Contact:

Roshiba Christina de la Ruwiere

Property Sales and Management

0422322550/0432300011

roshiba@atrealty.com.au

2 BED | 1 BATH | 1 CAR

PRICE:

\$276,000

OPEN FOR INSPECTION:

N/A



**Roshiba Christina de la Ruwiere**

**0422322550**

roshiba@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

RLA: 269823



**HANCOCK ROAD**

Area m2	
Living	73.39
Porch	06.50
Carport	15.13
Shed	03.78
Total	98.80

*This drawing is for illustration purposes only.  
All measurements are approximate and details intended  
to be relied upon should be independently verified.*

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.