



FOR SALE

BEST BUY IN ITS PRICE CLASS

This solid double brick and tile home on a 510 m2 block might look small and a little bland from the kerb side, but don't judge a book by its cover. The inside is surprisingly light and spacious.

The home overlooks a large, well-kept family park and is perfectly situated close to town, schools, the hospital and IGA Spencer Park. This fact alone should attract attention from investors, first home buyers, renovators or someone looking for a solid family home close to town.

Enter from the front patio into a large lounge, complete with a tile fire that effortlessly heats the home during the cooler months. The original wood fireplace was preserved and adds character to the room.

Fresh tiles lead through to a spacious, light and bright dining area. The farm style kitchen boasts a servery and is spacious and practical with lots of solid cupboards and bench spaces.

Behind the kitchen is a large tiled laundry with a wash trough and side access to the washing line. A laundry hutch links this room to the family bathroom.

A corridor leads off to the left from the dining area to three very spacious bedrooms, all roughly 4 x 4 m2 and all with built in cupboards.

A powder room with a toilet and wash basin is at the end of the corridor while a large, neutrally tiled bathroom boasts a shower, bath and basin.

The single drive-thru garage offers ramp access at the side of the home, ideal for older people or mothers with prams. There's even space for a veggie garden at the back of the home.

The home was built in 1989, so it's a typical layout of that era. It's absolutely fine to rent out or live in as is, but if you wanted to go the extra mile then updating the carpets in the lounge, bedrooms and corridor and maybe a fresh coat of paint on the dark cupboards will do wonders.

The main reasons you should consider this home would be position, size of the rooms, rock-solid construction and of course affordability. This home offers spectacular value so please contact the sole agent Jess on 0410 631 335 for a viewing soonest.

3 BED | 1 BATH | 1 CAR

PRICE:
\$240,000

OPEN FOR INSPECTION:
N/A



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