



## FOR SALE

### LIFESTYLE, LOCATION, LOW MAINTENANCE

Presenting to the market this stylish lowset brick and tile home situated on a 656m2 fully fenced block located in a tightly held street. Where location is key with schools, parks, transport and the Warner shopping precinct all within walking distance.

As you enter this immaculate property through the electric gate you are greeted with that homely feel, a relaxing deck at the front door welcomes you into the home whilst providing the perfect spot to relax with a cuppa and watch the kids and fur babies play.

Inside is neat as a pin with the combined living and dining area plus a well-appointed kitchen, including ample cupboard space, an electric cooktop, wall oven and dishwasher looking out to the entertaining deck and backyard.

There are three spacious bedrooms all with built-ins and ceiling fans, the main bedroom with air conditioning and en-suite. There is ample storage throughout the home. The main bathroom consists of a stand-alone shower and bath, with the toilet situated separately.

Needing a separate living space/man cave/rumpus then the multi-purpose room will impress catering for an array of needs I'm sure you will find the perfect use for this room.

The fully fenced yard with side access is both child and pet-friendly, with the covered alfresco deck at the back and the relaxing deck at the front being the perfect spots to watch them run and play. The low maintenance gardens give the home a lovely sub-tropical feel, and if you have a green thumb, you will love the opportunities awaiting you here.

It's not often that houses in this pocket of Bray Park enter the market, especially one that is tucked away at the quiet end of the cul-de-sac so don't delay call Natalie today on 0419 689 309 to arrange an inspection.

At a Glance:  
Fully Fenced 656m2 block  
Two Living Areas  
Security Screens  
Air-Conditioned  
Side Access for a boat/trailer

3 BED | 2 BATH | 2 CAR

#### PRICE:

Offers over \$469,000

#### OPEN FOR INSPECTION:

N/A



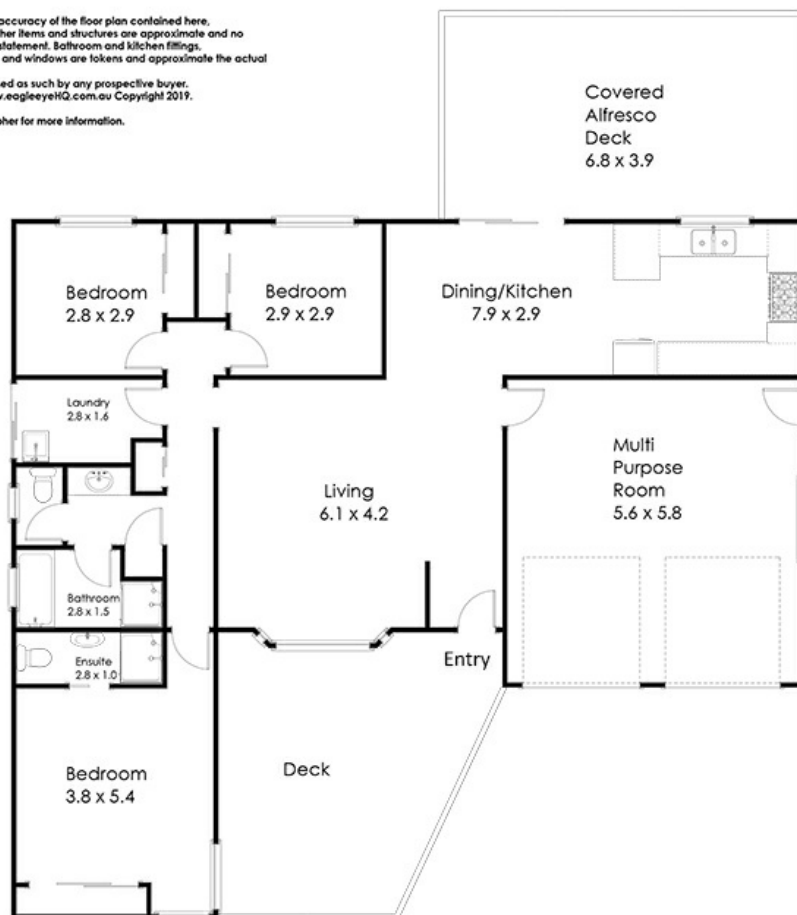
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows rooms and any other items and structures are approximate and no responsibility is taken for any error, omission or mis-statement. Bathroom and kitchen fittings, cupboards and door types and laundry appliances and windows are tokens and approximate the actual fitting installed.  
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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.