



**SOLD**

## ANOTHER SOLD BY GEOFF TUTT

This is a lovely architecturally designed 2-storey town house in a complex of only 4 and is located close to the waters of Pumicestone Passage with its beaches and barbeque facilities. No need to drive anywhere, the shopping centre and public transport is nearby.

The home has two spacious bedrooms, open plan kitchen/dining/living, separate lounge/study upstairs, one bathroom, additional powder room downstairs and a single garage. High bespoke ceilings give the home a sense of spaciousness. Outdoors through sliding doors is a private courtyard, ideal for the barbeque and entertaining friends. Look at these additional features:

- Separate laundry
- Reverse cycle air-con to living & main bedroom
- Built-in wardrobes
- Queen size bedrooms
- NBN connected
- Gate to back yard

The body corporate rate is \$2300 p/a, rates are \$1288 p/a, power approx. \$1200 p/a & water approx. \$1200 p/a Rent out for \$350.00+ per week. Call Geoff (your local agent) a call on 0414 230 130 to arrange your private inspection today.

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

**PRICE:**  
**\$326,000**

**OPEN FOR INSPECTION:**  
**N/A**



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