



# SOLD

## SPACIOUS ONE LEVEL VILLA IN LABRADOR - A QUIET CUL DE SAC POSITION WITH PLENTY OF SIDE YARD SPACE FOR BOAT / TRAILER !

This neat 2 bedroom brick and tile duplex is new to the market this week and awaits new owners to make it a "Home" again. It has many sought after features and can be moved straight into without refurbishment. The owner is keen to sell and will consider all genuine offers so please check the website for Open House Times or phone me, Susan, on 0407 285852 and arrange for your own private inspection at a time that suits you.

Upon entering the home you will notice the separate dining and lounge areas plus a really good kitchen working space - plenty of extra cupboard space throughout this home. Lots of natural light through the lounge room windows and glass sliding doors leading out to the under cover entertainment area.

The chef of the family will like and enjoy the easy layout of the stove, sink and refrigerator - easy to "cook up a storm" here and the pantry is a good size for a growing family. Easy care bench tops and plenty of cupboard space for the cooking utensils and crockery. Open plan living so you can still join in the conversation whilst cooking dinner. Both bedrooms have built in wardrobes and ceiling fans and have plenty of natural light so very relaxing. The Master bedroom does have a reverse cycle air conditioning unit and also has easy access to the bathroom - positioned like an en suite. Any color scheme will easily dress up this bedroom

There is a small living area which could be used for a study or TV nook away from the formal lounge room. This area opens onto a timber deck which is protected from view of the neighbors and yet would be great as a sunny reading area or an area for growing herbs and pot plants - the choice is yours!

The laundry is large and does lead out to the side yard, clothesline and generous sized shed. It is separate from the toilet room. This is a great play area for children as it is fully fenced. You may be able to develop this area a bit more and enjoy a bbq area and create a comfortable outdoor entertainment area for family and friends.

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

**PRICE:**  
\$365,000

**OPEN FOR INSPECTION:**  
N/A



**Susan Crook**  
**0407285852**  
susancrook@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)