



# FOR SALE

## SUPERB 3/4 BEDROOM RESIDENCE

What a find! This superb 3 bedroom brick residence in a fabulous leafy location close to schools (Montmorency Secondary Zone) transport, shops, cafe's and restaurants and of course parklands. Set on approx 967m<sup>2</sup> land with established gardens and landscaping. Master bedroom with ensuite and built in robes, 2 additional bedrooms with built in robes, polished hardwood flooring through out, lounge room with wood fire place keeps you warm and cosy in winter. The kitchen is complemented with Fisher and Paykel appliances including oven, ceramic induction cooktop and dual draw dishwasher, with a bay window out looking to the backyard area. The dining area opens through to the alfresco entertaining area which is brilliant for entertaining friends and family. Renovated bathroom and large laundry. Double carport plus plenty of driveway parking. This welcoming home features an additional living area at the front of the home that would suit a home office, therapy room or easily convert to a fourth bedroom. Additional features include 2 reverse cycle split air conditioning systems, ducted vacuum system, large garden shed, easy care garden and lawns.

The owners have loved living here and now its your turn. Dont miss out.

- 3 Bedroom
- Renovated bathroom
- Master with ensuite
- Hardwood timber flooring
- Reverse cycle air conditioning
- 967 m<sup>2</sup> block (approx)
- Close to schools
- Separate living area ideal home office or 4th bedroom

3 BED | 2 BATH | 2 CAR

PRICE:  
\$780,000 - \$820,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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