



**SOLD**

## CUTE, BREEZY AND FULL OF CHARM.

This Girards hill home is sure to please - it's super convenient - just a short, easy stroll to town. With easy care, private gardens, and all the features you expect from a period home. It's time to enjoy the open fireplace or cool summer breezes in the light-filled, louvered entertaining deck. You can't go wrong with this much potential in such a fabulous central location.

### Accommodation:

- :: 3 bedrooms
- :: 1 Bathroom
- :: Original Kitchen with Separate Dining
- :: Formal and Informal Living areas
- :: Period Features

### Features:

- :: Artists Studio
- :: Reverse Cycle Air-conditioning
- :: Easy Care Gardens
- :: Close to all amenities

Inspections on this great property are available by appointment only. To arrange yours, please contact Lee on 0417 267 782 or Ellie on 0428 116 963.

I wish you every success in your search for your home. If you would like more detail on this home or to chat about one of the many other properties I have available please call or email me today.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$440,000**

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



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