



## FOR SALE

### BIG ENOUGH FOR THE WHOLE FAMILY!! INSPECTIONS - WELCOMED BY PRIVATE APPOINTMENT TILL NEW YEAR

#### PRIVATELY APPOINTED DUPLEX

This pristine 3 bedroom, 2 bathroom front duplex with down stairs rumpus area (S.T.C.A), and so much more is waiting for people looking to downsize with out compromising too much on space or a first home buying family on a duplex budget. You will not go wrong with this one.

#### KEY FEATURES:

- 3 large bedrooms
- Master with robe and ensuite
- Open plan kitchen/dining and Lounge
- Seperate laundry in garage
- Seperate toilet
- Partially undercover decking
- Lock up garage with remote
- Extra cupboard storage in garage

#### ADDITIONAL FEATURES:

- Built in Robes in bedrooms
- Split System air conditioner
- Separate Water Meter
- Large downstairs rumpus
- Large front yard would fit Boat or caravan

#### DETAILS:

Market Rent - \$475 - \$485 per week

Rates - \$2500. each per annum

Water - \$37 per quarter (separately metered)

LOCATION:

3 BED | 2 BATH | 1 CAR

PRICE:  
\$520,000

OPEN FOR INSPECTION:  
N/A

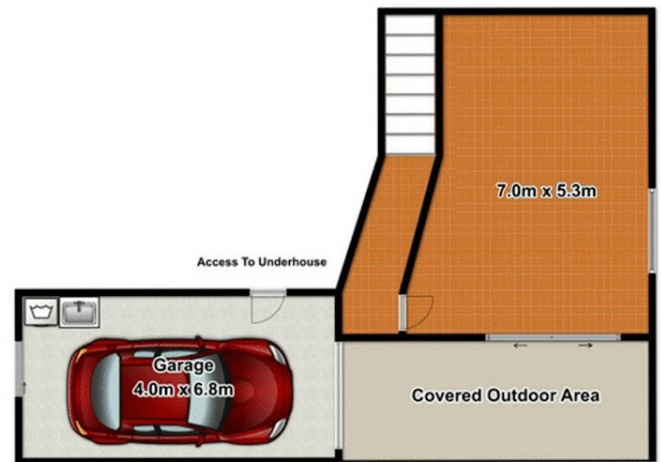


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Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.