



## FOR SALE

### THE KEY TO CONVENIENCE

Nestled in a quiet street; this pristine single-level home will be adored for its ease, cheer and convenience to all amenities. The perfect place to start out, downsize or invest, the welcoming interior boasts a spacious living room accompanied by a separate dining area and well-presented kitchen equipped with new stove and plenty of cupboard space. Offering three robed bedrooms the master of generous size, serviced by a spotless ensuite and main bathroom. Outdoors, there's a low-maintenance fully fenced yard with fruit bearing trees to relax and enjoy with family and friends from the front and back patios. Creature comforts include split system air conditioning, fans, new carpet, fresh interior paint, security screens and a lock up carport. Side access available for boat, and provision for a pool or shed. In a lifestyle location only minutes to parks, 7 minutes walk to the lively hub of Mount Sheridan Plaza, and 13 minutes drive to the CBD. Rental appraisal \$385-\$400 per week aprox, ROI 6.3% per annum aprox.

3 BED | 2 BATH | 1 CAR

#### PRICE:

Offers Over \$319,000

#### OPEN FOR INSPECTION:

N/A



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