



## FOR SALE

**THIS LOVELY HOME IS ELEVATED, POSITIONED ON A CORNER BLOCK, AND BOASTS LOVELY BREEZES AND A PRIVATE BACK YARD.**

With four bedrooms with built-in wardrobes, master bedroom including air-conditioning and tidy ensuite. The open planned living and dining space provides enough room for a growing family and is adjoined to the kitchen including electric cooking and plenty of bench and storage space. With the additional three well-sized bedrooms, accompanied by the bathroom with both a shower and a bath! Walking outside you are greeted with the outdoor entertaining area and a fully fenced grassy space for the kids and pets.

**Features Include:**

- Split System Air-conditioning and fans Throughout
- Fully fenced backyard
- Outdoor entertaining area
- 2 Bathrooms
- 4 bedrooms all with built-in wardrobes, master bedroom with ensuite
- Separate dining and living spaces
- Double lock-up garage
- Close to schools, shops and public transport

**4 BED | 2 BATH | 2 CAR**

**PRICE:**

Offers over \$349,000

**OPEN FOR INSPECTION:**

N/A



**Dane McInerney**

**0400596662**

dane@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



## 23 Rosella Street, Loganlea


Internal : 123 sqm

External : 12 sqm

Carport : 39 sqm

Shed : 9 sqm

Total Area : 183 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floor plan created by  FostFOCUS.com.au

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.