



## FOR SALE

### "T MARKS THE SPOT"

This one owner T shaped Spanish style home with endless opportunities is ripe for renovation, extend? rebuild? subdivide? or polish this gem into its new chapter to shine many years of joy for its lucky new owners.

Thinking of a sea change?? Just a short 5min stroll or approx. 300 metres will have you taking a dip into one of the Western suburbs sparkling beaches or relax and enjoy the sunset over the sea!

or perhaps you would like to take a leisurely kayak in the lake? this property is centrally located between both, close to great schools, shopping and public transport,

#### Feature highlights:

- 732sqm (approx) of prime land
- Spacious Lounge Area
- Separate Dining Room with sliding doors leading outside to your private courtyard with well-established trees.
- Updated Kitchen with plenty of cabinetry, bench space, electric cooking and double stainless steel sink.
- 3 bedrooms - 2 with built-in wardrobes
- Large bathroom with bathtub & shower, separate toilet.
- Ducted reverse cycle Air-conditioning,
- Linen Cupboards in hallway and laundry
- Laundry with external access and loads of storage
- Quality flooring throughout the home
- Roller shutters
- Rumpus room
- Parking for up to 4 vehicles with a single car lock-up garage and secure parking for an extra vehicle behind gates.
- Large rear yard with various established trees

Enjoy all the benefits that come with living in this location:

Perfectly positioned near the beautiful pristine Tennyson Beach and Bartley Terrace shopping complex and the West Lakes Shopping Centre boasting a vast array of retail shops, restaurants,

3 BED | 1 BATH | 1 CAR

#### PRICE:

Expressions of Interest

#### OPEN FOR INSPECTION:

N/A



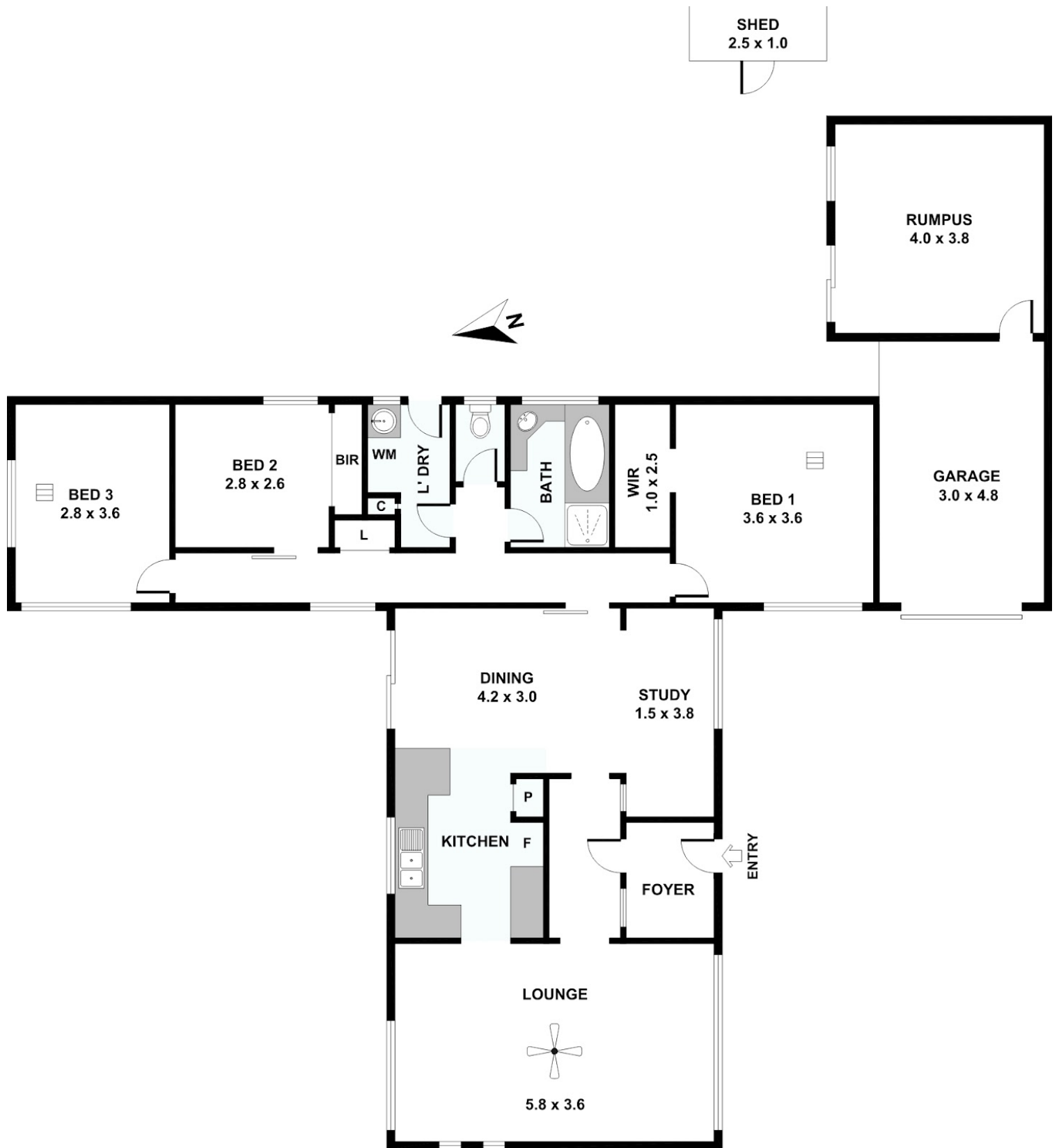
**Paul Denisoff**

**0425767091**

pauldenisoff@atrealty.com.au

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

RLA: 269823



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.