



**SOLD**

## BLISSFUL CONVENIENCE

Personal 1 on 1 Inspections available, please call Marco on 0408 840 656

This modern, renovated ground floor unit is less than 15 mins from the CBD. It boasts an updated kitchen, new verandah with paving, and delightful backyard with raised garden beds. You can simply move in and enjoy.

Secure this gorgeous unit with its two good-sized bedrooms and luxurious yet low maintenance amenities, which include all the extras we now expect in a modern home.

Features in brief:

- Vibrant and welcoming group of 8
- Two generous light filled bedrooms (BIR in master)
- Updated kitchen with walk in pantry
- Upgraded bathroom
- Split system air conditioner
- New outdoor entertaining area
- Perfect sized backyard with raised garden beds
- Garden shed and rain water tank
- Located close to transport, schools and shopping
- CBD is less than 15 mins away
- Pet Friendly
- Good tenants available

Whether you are a first home buyer, investor or are downsizing you have to come and take a look at this great opportunity to experience what Felixstow has to offer.

Enjoy the enviable lifestyle of this prime location, with only a short walk to Felixstow Reserve and Linear Park; public transport is just down the street and Klemzig Interchange is a comfortable walk. The area boasts many healthy lifestyle attractions such as the Aquatic Recreation Centre (ARC) and there is a multitude of shopping options within a couple of minutes' drive.

Zoned for East Marden Primary School, one of the state's top performing public schools for

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$320,000

**OPEN FOR INSPECTION:**  
N/A



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**125m<sup>2</sup>**

76m<sup>2</sup>

4m<sup>2</sup>

19m<sup>2</sup>

4m<sup>2</sup>

22m<sup>2</sup>

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.

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group

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