



**SOLD**

**SOLD IN 3 DAYS BY COL HANCOX @REALTY!!  
WHITFIELD - PRIVATE 3 BEDROOM VILLA-STYLE  
UNIT - SMALL COMPLEX OF 4 - HARD TO FIND,  
SO BE QUICK!**

Tropical low maintenance gardens provide total privacy to the front of this rare 3 bedroom villa-style unit in sought-after Whitfield whilst its location set back from the street allows for quiet enjoyment. The huge and private fully fenced paved and landscaped courtyard is the perfect spot to either laze back with a good book and enjoy fresh cooling breezes or mingle with close friends over a BBQ and a few drinks. This inviting villa feels like a 1/2 duplex with 3 bedrooms, open plan living and dining areas highlighted by modern tiled floors, lights and fans throughout. Three bedroom villa-style units with lock-up garages in small complexes in Whitfield are hard to find, so get in early to snap it up! Call to book an inspection.

- Low Body Corporate Fees of only \$2,000 per year!
- Single lock-up garage plus off-street parking in complex
- Small complex of 4 villa-style units nestled on over 1,600m<sup>2</sup> of land
- Well-maintained complex (3 owner-occupiers in complex)
- Split-system air-conditioning in living area + bedroom
- Great cross-flow ventilation with fresh cooling breezes
- Perfect for downsizers, empty nesters, first home buyers or astute investors
- Rental appraisal: \$330-\$340 per week
- Great location just a stroll to shops and minutes to Whitfield Primary School and IGA Shopping centre

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$265,000

**OPEN FOR INSPECTION:**  
N/A



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