



**SOLD**

**DUAL LIVING OPTIONS, HUGE ENTERTAINERS DECK, WORKMAN'S SHED WITH 15 AMP POWER, AIR CONDITIONING!!**

This freshly renovated property will appeal to the savvy buyer looking to get more for their money. There are so many extra features here, this represents great value in a booming suburb, all within walking distance to train, bus and Coles shopping centre. The nearby Westfield shopping centre and new Petrie University campus make this property ideally positioned for the owner occupier or investor looking for a solid investment in a growth suburb.

Light and bright and recently updated, this property is perfect for anyone wanting nothing left to do but move in and enjoy. All bedrooms are full size with built in storage. The master on the lower level features its own modern ensuite and walk in wardrobe, currently set up as a kitchenette.

The sliding glass doors from the dining area lead out to the HUGE entertainers deck overlooking the large fully fenced, private back yard. The sliding glass doors off the large, air conditioned living room let in the light and breezes while providing access to a second balcony.

The home chef is not forgotten here with the recently updated kitchen with 900mm gas chefs stove and plenty of cupboard and bench space.

The oversized master bedroom on the lower level is air conditioned and has access to its own modern ensuite. Dual living options are possible here with the separate entrance.

Features include:

- 614 square Meter Block
- HUGE entertainers deck
- Second AI Fresco area on ground level
- Dual living options
- 3 bathrooms
- Side access
- 8 x 4 meter Titan shed with power

**4 BED | 3 BATH | 2 CAR**

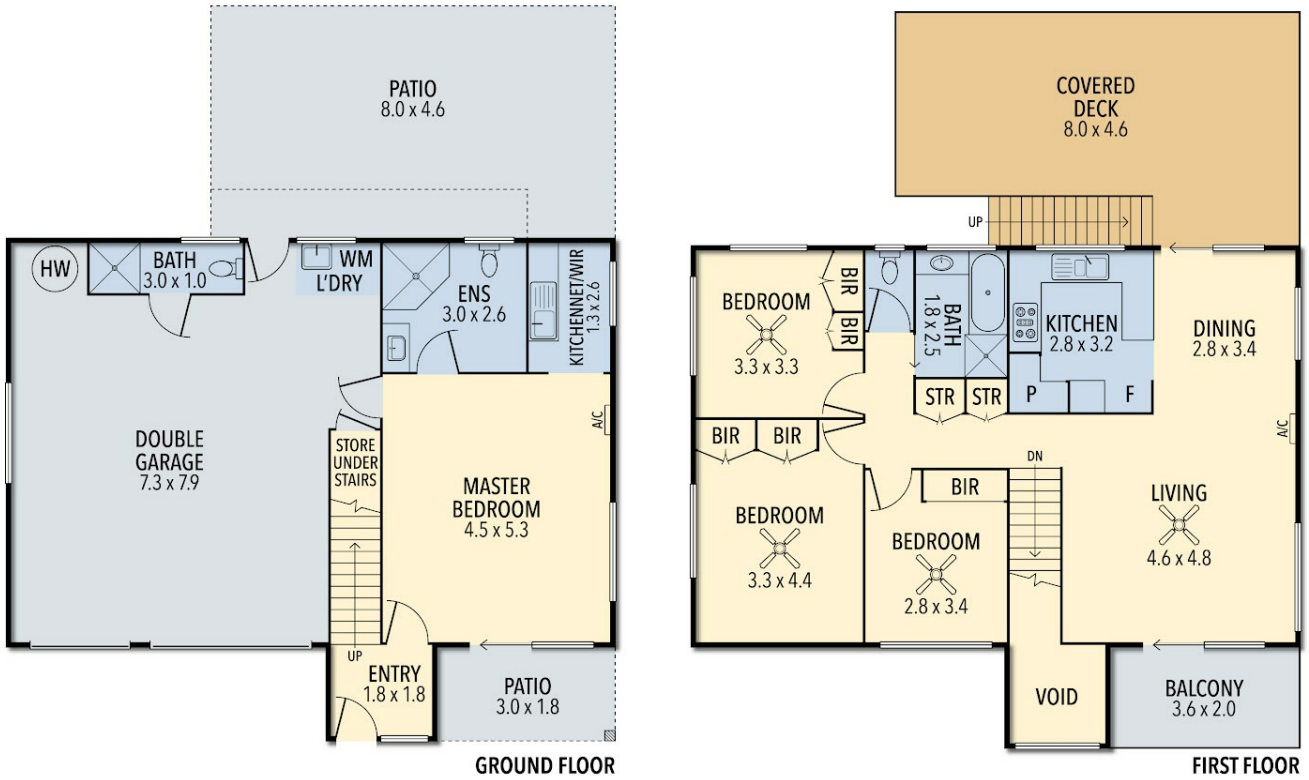
**PRICE:**  
\$525,000

**OPEN FOR INSPECTION:**  
N/A



**Kelly O'Connor**  
**0404726185**  
kelly.oconnor@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 7 ULSTER COURT BRAY PARK



TOTAL APPROX. FLOOR AREA 145 SQ.M.

Whilst every attempt has been made to ensure 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 this operability or efficiency can be given.

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.