



# FOR SALE

## MOVE IN & ENJOY!

### Expressions of Interest

Feature packed two bedroom homette located at the rear of a well maintained group of eight, ideally positioned close to public transport (bus and train). A perfect opportunity to downsize, first home or investment opportunity, Neutral colour scheme with easy to maintain quality flooring throughout the property, Low maintenance paved rear yard with New Pergola, beautiful low maintenance garden at the front and rear of the property.

### FEATURES AT A GLANCE:

- 2 Bedrooms with built-in wardrobe
- Ceiling fans to both bedrooms
- Open plan lounge, kitchen and dining with sliding door access to rear
- Modern kitchen with gas cooktop with glass splashback, electric under bench multi function oven with grill & stainless steel dishwasher, ample storage and bench space, filtered water tap and island bench with pot drawers,
- Large dining meals area
- Electronic roller shutters to front windows
- Reverse cycle split system for heating and cooling
- 8 solar panels
- Large floor to ceiling linen cupboard in hallway
- Spacious neutral bathroom with full sized bath, large shower and vanity unit
- Separate toilet and laundry
- Lock up carport with auto roller door
- Paved rear yard with 5 x 3.6 m Pergola and garden shed
- Gas instantaneous hot water

A very convenient location for buyers seeking privacy, security and value for money. Only a short drive to Largs Bay Beach, and the North Haven Cruising Yacht Club & Palermo Cafe Ristorante, Largs North is a north-western suburb of Adelaide approximately 16 km from the CBD. Local Schools include Largs Bay Primary School and Ocean View College.

### Specifications:

2 BED | 1 BATH | 2 CAR

### PRICE:

Expressions of Interest

### OPEN FOR INSPECTION:

N/A



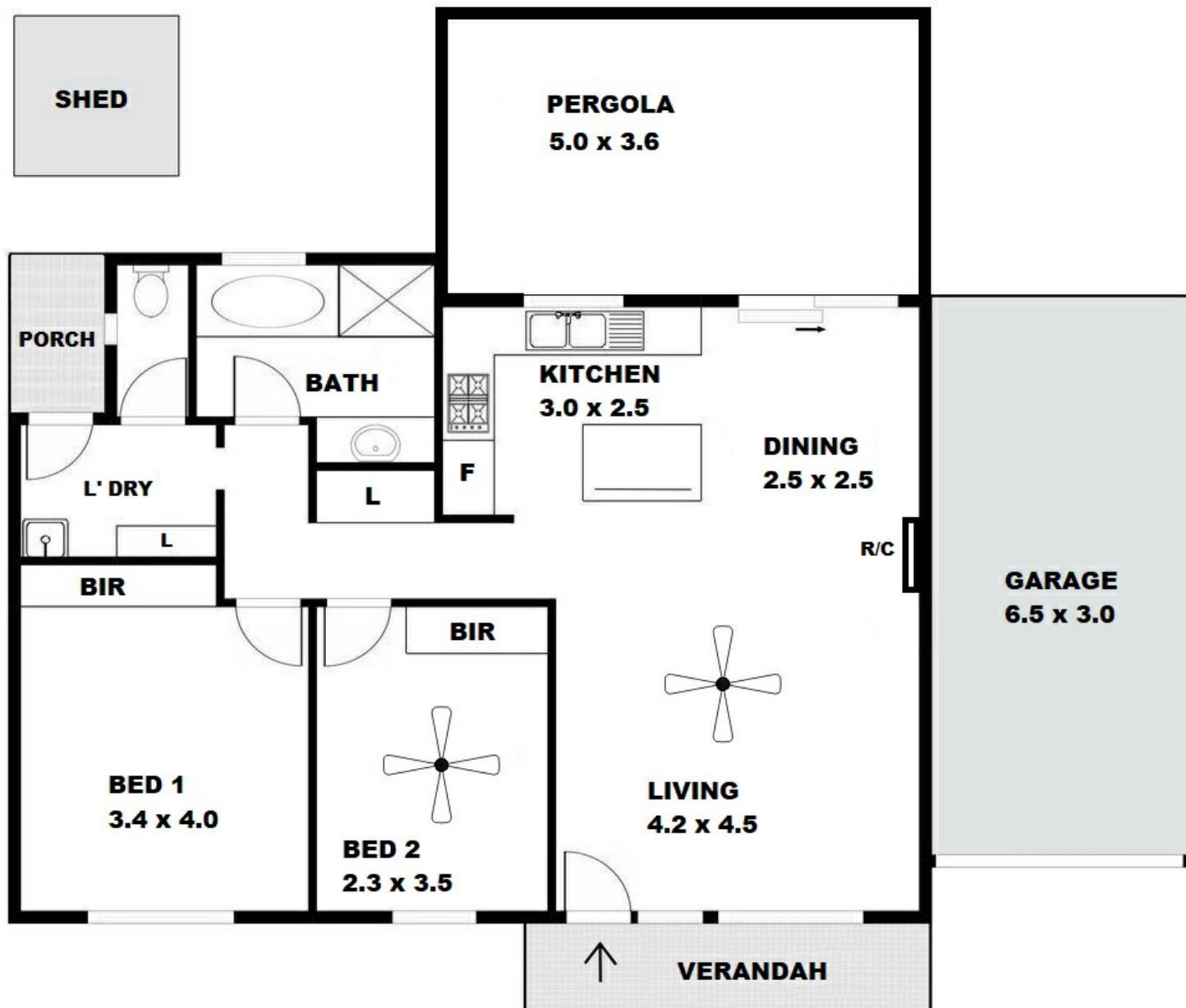
**Paul Denisoff**

**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.