



**SOLD**

## THE PERFECT SANCTUARY BETWEEN THE CITY AND THE SEA

OPEN SATURDAY AUG 22 @ 1 - 1.45PM.....Cosmopolitan St Clair was created in 2012 and now boasting a variety of modern housing, village shopping centre, surrounded by convenient transport options, a diverse mix of schools within a 3km radius and nearby major shopping hubs and eateries.

This 3 level townhouse features open plan living, the modern kitchen with island bench and Stainless Steel appliances, living and meals area flow into the rear courtyard. The second level offers two spacious bedrooms with built-in robes, 2-way bathroom with full size bath, shower and WC with neutral decor throughout . The home has Ducted R/C air throughout and a security system.

A 2 car garage with remote door includes a cleverly designed Euro style laundry, storage areas and the 2nd toilet.

Centrally located less than a 2 minute walk to St Clair's own Railway Station, St Clair Village with its own shops and cafes and a medical centre. This Townhouse is situated 8km west of the CBD and 5km to the Sea.

St Clair features a unique lifestyle with its 22ha of wetland waterways, lagoon sanctuary, parks, walking trails and sporting fields.

Would suit a young family starting off or as a great investment to the astute. RLA 269823

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

**PRICE:**  
**\$375,000**

**OPEN FOR INSPECTION:**  
**N/A**



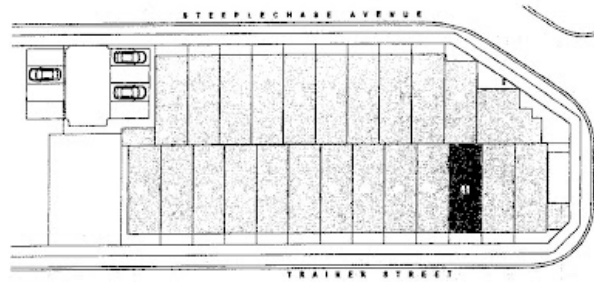
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RLA: 269823



Space for washing machine suits a width up to 600mm  
 Space for refrigerator suits a width up to 760mm



Ground Floor	14 m <sup>2</sup>
First Floor	44 m <sup>2</sup>
Second Floor	46 m <sup>2</sup>
<b>TOTAL (Living Area)</b>	<b>104 m<sup>2</sup></b>
Car Accomodation	41 m <sup>2</sup>
Internal Courtyard	13 m <sup>2</sup>
<b>TOTAL</b>	<b>158 m<sup>2</sup></b>



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.



