



**SOLD**

## SENSATIONAL VALUE IN SUPERB LOCATION

Closing Date Sale! Tuesday 21/07/2020 Unless Sold Prior!

This 2-bedroom unit / home will appeal to first home buyers and empty nesters! This home is perfectly situated in a quiet location at the base of the foothills, making this location fantastic for early morning walks among the foothills.

This low maintenance home is only 650 meters walk to all the amenities around the Ferntree Gully train station & shopping hub, including bus stops, restaurants, schools and only a short drive to Knox Westfield, East Link, major arterial's and the 1000 steps for the fitness enthusiast.

This modern floor plan offers a spacious kitchen / meals area with breakfast bar, open plan to the family lounge/living room with 2 generous bedrooms, built in robes, separate family bathroom, laundry, and toilet.

Freshly painted and beautifully maintained, features include gas ducted heating, gas hot water, split system air conditioning, tiles to wet areas, new carpet to bedrooms, single garage plus 2nd car park, ample storage, off street parking, fully fenced and so much more! Hurry! An inspection will impress!

Thinking of selling now or in the future? For a free market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)

Statement of information will be available to inspect upon request. Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.

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

**PRICE:**  
\$502,000

**OPEN FOR INSPECTION:**  
N/A



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SITE PLAN

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 75 m <sup>2</sup>
Garage	- 18 m <sup>2</sup>
Verandah	- 12 m <sup>2</sup>
Carport	- 20 m <sup>2</sup>
Shed	- 1 m <sup>2</sup>
Total	- 126 m <sup>2</sup>



# 11 Warrenwood Close, Ferntree Gully

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.