



# FOR SALE

## NEARING COMPLETION - AFFORDABLE WITH A WONDERFUL VIEW

Agent on site Saturday with plans and an update on information. Inspection will not be possible but will be possible soon.

Set in the sought after Sanctuary Estate, Fletcher - this low maintenance option would make an ideal first home, perfect retirement option or perhaps appeal to the astute investor wishing to benefit from purchasing a brand new property!

Due for completion late August / early September - the developer has instructed marketing to commence and here is your opportunity to secure a full turn key option, absolutely complete with not a single thing left to do except move your belongings in! I previously marketed a similar home and it sold off the plan, prior to marketing commencing, so this is not expected to last!

Apart from the benefits of being able to purchase new, without any of the angst of building - this magnificent offering has a wonderfully appealing vista, looking over toward the Outlook Estate, Fletcher. You'll feel miles from everywhere, yet be minutes to anywhere!

The home offers three bedrooms, with the main boasting a beautiful ensuite, which compliments the sparkling main bathroom. All bedrooms have built-in wardrobes.

There's a wonderful open plan kitchen/living area which has superb functionality. There's more than enough room for a generous lounge and dining table. The space works tremendously! For those that don't require three bedrooms, but perhaps would like an intimate media room, a bedroom could easily be converted.

There's air conditioning to ensure comfort 12 months of the year and a rear alfresco area provides the perfect option for outdoor entertaining. An easy care yard provides the owner with privacy and enough room for small children and/or pets to have their space - however there's not enough for outdoor maintenance to take-up your weekend. The single garage with auto door does offer internal access to the home.

Fletcher continues to appeal and it's commonly thought that The Sanctuary is the premier estate within, of which this property resides. There is tremendous school options, heaps of parkland to

3 BED | 2 BATH | 1 CAR

### PRICE:

\$530,000 - \$550,000

### OPEN FOR INSPECTION:

N/A

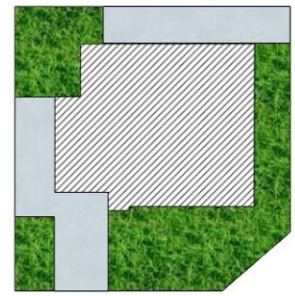


**Michael Coates**

**0412449333**

michaelcoates@atrealty.com.au

[michaelcoatesatrealty.com.au](http://michaelcoatesatrealty.com.au)



Site Plan

Measurements are approximate and intended as a guide only.

52 Meya Crescent,  
Fletcher

@realty

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.