



**SOLD**

## PET FRIENDLY HOME WITH LARGE SECURE COURTYARD

Superbly positioned just a short stroll to shops, medical, café, schools, gym and transport, this spacious single level property feels like you are in a house not a unit as it is attached to only one other unit. Surrounded by pleasing lawns and gardens, boasting a sunny east facing courtyard with picturesque garden aspects, ideal for those looking to downsize or as an entry to a central, convenient location, with excellent potential to modernise. A good-sized living/dining area flows out to a second very generous airy enclosed west facing courtyard perfect for a pet or the potting gardener. Offering central kitchen, two bedrooms both with built in wardrobes and bathroom with shower. Complete with aircons, fans, security screens and single lock up garage with storage room. The home is conveniently located only a 7 minute drive to the CBD.

Rental appraisal \$280 pw aprox  
ROI 8.6% pa aprox  
Body Corporate Fees \$2,800 pa aprox  
Council Rates \$2600 pa aprox

\*\*Entry via Wallace Street

2 BED | 1 BATH | 1 CAR

PRICE:  
\$162,500

OPEN FOR INSPECTION:  
N/A



**Zoe Wicks**  
**0477114778**  
zoewicks@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## FLOOR PLAN

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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

35/91 Hoare Street, Manunda

Zoe Wicks  
0477114778

zoewicks@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

@realty