



## FOR SALE

### TUSCANY VILLA'S - SINGLE LEVEL AND VACANT FOR QUICK SALE AND SETTLEMENT

Enjoy living in this well maintained and beautifully presented secure gated complex which is located near shops, and bus for convenience and easy access to the city.

This unit is potential plus, ideal as is but renovate to love even more.  
The large rear courtyard is awaiting your creativity and the opportunity to add your own personal touch to maximise the space and privacy it provides.

The living/dining is open plan and spacious being slightly elevated you capture the breezes throughout but there is air conditioning for year round comfort. and also there is a great front balcony/porch as well.

The central kitchen is functional and well designed with plenty of storage space and there is also a separate laundry.

The master bedroom has built in robes, air conditioning and en-suite.  
The second double bedroom has built ins.  
Both bedrooms have an outlook to the back courtyard.

Single lock up garage with internal access and room for an additional car on the driveway.

Make the most of summer with the swimming pool - Covid restrictions may apply and entertaining area.

Priced to sell and potential plus and prime position makes this a great buy.

2 BED | 2 BATH | 1 CAR

**PRICE:**

Offers over \$375,000 Considered

**OPEN FOR INSPECTION:**

N/A



**Sandra Sherratt**

**0411298493**

[sandrasherratt@atrealty.com.au](mailto:sandrasherratt@atrealty.com.au)

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