



## FOR SALE

### LOVELY HOME READY TO MOVE IN

Situated on one of the nicest streets in Aberglasslyn, this lovely home is ready and waiting for you to move straight in.

Ideal for families, couples, anyone looking to downsize or investors, this property has a very easy to maintain yet private garden in a central location, and as a bonus, it's only a three minute drive to McKeachie's run and less than ten minutes to Rutherford.

This home has many features including:

- Four large bedrooms with built ins
- Ensuite to Master bedroom
- Completely separate theatre room with sliding doors
- Lovely modern kitchen overlooking the private garden and covered alfresco
- Six burner gas range
- Large lounge area
- Internal laundry with direct access from kitchen and straight to yard
- Covered alfresco overlooking an easy maintenance and fully fenced yard
- Water tank
- Access to double garage from the house

This property is also ideal for investors as it could attract a potential rental return of \$470 - \$490 per week.

#### Disclaimer

This information has come from the Vendor and the Agent cannot guarantee the accuracy of the information provided. Purchasers should make every effort to conduct their own independent enquiries and investigations and satisfy themselves of all aspects of such information including without limitation any income, rentals, dimensions, areas, zoning and permits

4 BED | 2 BATH | 2 CAR

PRICE:  
\$460,000

OPEN FOR INSPECTION:  
N/A



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