22 JAMES COOK AVENUE **SINGLETON HEIGHTS**

@realty

FOR SALE

SOLD AFTER TWO INSPECTIONS!

This tidy and well presented 124sqm home will appeal to first home owners, small families, investors or anyone looking to downsize. It has been very well cared for and represents great value.

An attractive porch and entrance welcome you to the home, with a practical design that offers a combined lounge and dining room.

Features include:
- 3 good size bedrooms all with built in robes
- Central family bathroom with second access from Master
- Nice sized tidy kitchen
- Bedrooms and lounge / dining all carpeted
- Tiled through from the entrance to kitchen and living area
- Separate internal laundry with door to the rear yard
- Split system air conditioning
- Gated side access adjacent to garage
- Covered alfresco area

Plenty of additional storage compliment this home including a large pantry, good sized linen cupboard in the bathroom and built in storage in the Master bedroom that doubles as a window seat.

The established garden is level and fully fenced, backing on to a small reserve and provides ample opportunity to add new features for leisure and entertainment. The covered alfresco area off the kitchen and rear living area is perfect for entertaining.

Drive through access to the backyard via the single garage completes this as a practical and inviting home that will tick all the boxes.

If you are looking for a home with potential for refurbishments, the bathroom can easily be reconfigured as an en-suite and family bathroom, and the drive through garage provides easy access to build a shed or add further features with minimal fuss.

Close to schools and shops, this is home is a must view and one you will surely want to call

3 BED | 1 BATH | 1 CAR

PRICE:
$358,500

OPEN FOR INSPECTION:
N/A

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22 James Cook Avenue

ROBE

BED 3
2.8x2.8m

ROBE

BED 2
2.9x2.9m

COVERED ALFRESCO

LAUNDRY

LIVING 2
3.6x3.8m

WC

SINGLE GARAGE

BIR

PANTRY

KITCHEN
3.5x3m

Text **DINING**
3x3.5m

CBD

F

MASTER BED
3.5x3.4m

ROBE

ENTRY

LOUNGE
4.4X2.9m

SEAT STORAGE

COVERED PORCH

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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