



**SOLD**

## LOVELY HOME WITH INCREDIBLE VIEWS

Take advantage of the large covered alfresco entertaining area and enjoy a BBQ while you take in the views and enjoy the fresh air and peace and quiet of your private yard.

This home has a versatile floor plan and is located on a quiet street that is only 5 minutes to Rutherford shopping precinct and 15 minutes to Stockland Green Hills.

Features include:

- Separate media / lounge room with sliding doors
- Modern kitchen with gas stove, stone bench tops and pantry
- Master bedroom with ensuite and walk-in robe
- Three bedrooms with built-in robes
- Loads of cupboard space / storage space throughout the house
- Internal laundry with cupboards
- Ducted heating and air conditioning
- Extra large and covered alfresco area that takes in district views
- Fully fenced back yard
- Double automatic garage with internal access

Investors can expect a rental return of \$470 - \$490 per week.

Call now to organise a private appointment.

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:**  
**\$495,000**

**OPEN FOR INSPECTION:**  
**N/A**



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL:193.61m<sup>2</sup>

31 Brittany Ave

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.