



## FOR SALE

### DON'T LET THIS ONE GET AWAY - THE EVER POPULAR 3 BEDROOM LOWSET!

Walk into the popular low set tiled Villa offering a very spacious open plan air-conditioned living and dining area. Generous sized kitchen with dishwasher, ample bench and cupboard space. Three good sized bedrooms, two bathrooms including ensuite, all with ceiling fans. Good size double lock up garage, large fully fenced private backyard.

This property is perfect for first-time home buyer looking for a budget conscious alternative, great investment opportunity, or if you are retired and are looking to downsize to a smaller home with low maintenance this one's for you.

Low-set secure living  
Four swimming pools and barbecue area  
Two tennis courts  
Fantastic On-site manager team  
Private low maintenance yards  
Pet friendly  
Rates & Water \$800 per qtr approx  
Body Corporate: \$835 per qtr

#### FOR OPEN HOMES/ INSPECTIONS:

Access via SECOND round-a-bout on Nicol Way. Once inside The Grange East gate turn right and then to the left. U628 is the first house on the left hand side.

3 BED | 2 BATH | 2 CAR

#### PRICE:

Buyers over \$300,000

#### OPEN FOR INSPECTION:

N/A



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Internal Living Area - 128 Sqm  
External Living Area - 0 Sqm  
Total Living Area - 128 Sqm



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.