



**SOLD**

## BUILD YOUR REALESTATE PROFILLO

This property is perfect for those entering the property market for a place to live in or expanding your portfolio with an investment property, as it's location and layout is the pinnacle of convenience.

This spacious brick tile duplex is sure to impress if your wanting to get into the market now! The tidy home features, three bedrooms with the master being surprisingly large.

With a combined lounge & dining area which flows to the private rear yard which is perfect for entertaining.

The spacious kitchen is well equipped with plenty of room for preparing meals to entertain Family & Friends.

features include:

- Brick & Tile
- 3 Bedrooms
- 1 Bathroom
- Single Lock Up Garage
- Spacious Entertainment Area
- Blinds
- Ceilings Fans
- Split System / Air Con
- Separate Toilet
- Separate Laundry
- Security Screens to Windows & Doors
- Low Maintained Gardens
- Low Body Corp Fees

Close to St Ives Shopping Centre Private & Public Schools, Goodna Soccer Club & RSL, Goodna Railway Station.

A property in this condition will not last long in the current market.

Don't take my word for it come and see for yourself be quick or miss out.

Call Steven now.

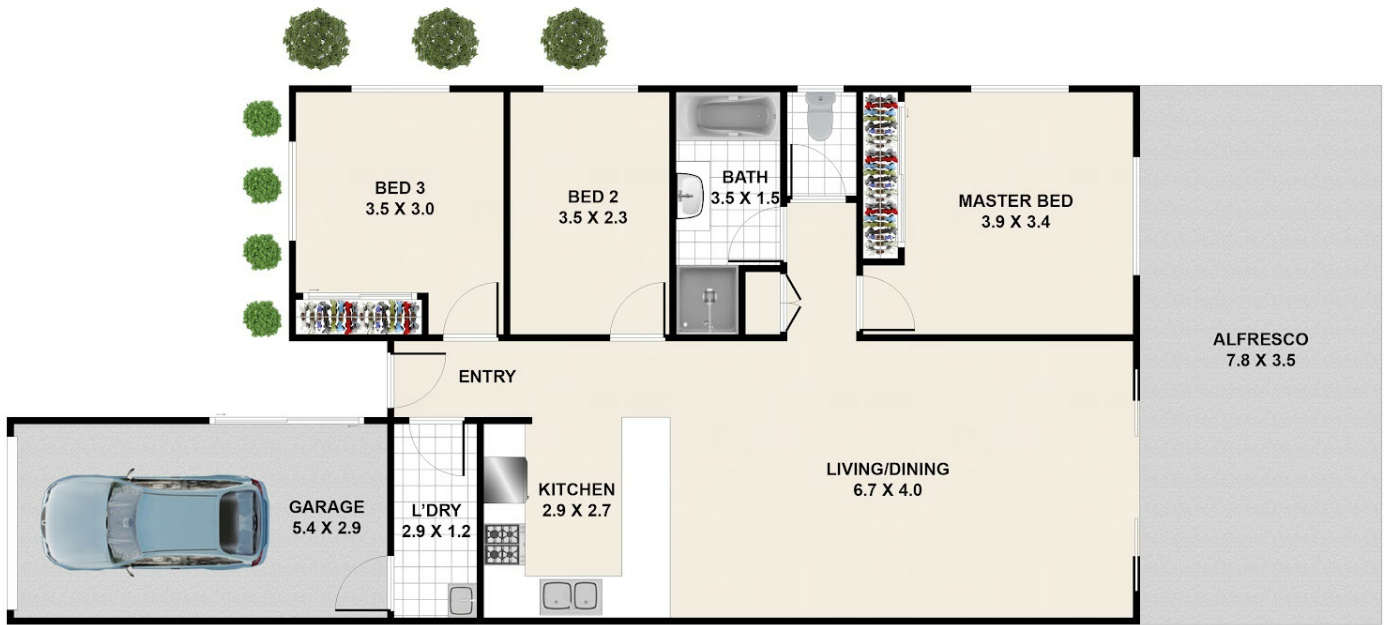
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$250,000

**OPEN FOR INSPECTION:**  
N/A



**Steven Douglas**  
**0435456617**  
steven@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Approx Sqm  
 Inside Areas - 101.6 Sqm  
 Outside Areas - 27.2 Sqm  
 The Total Areas - 128.8 Sqm



**16/1 Spalding Cres, Goodna**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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.