



**SOLD**

## CHARMING FAMILY HOME IN AN IDEAL LOCATION

A life of absolute convenience awaits the lucky new owners of this idyllic family home located in a highly sought-after pocket of Mount Melville. Everything you could ever need is at your fingertips including shops, schools and the bustling CBD along with picturesque walking trails and bike tracks.

Polished timber floorboards flow throughout much of the light-filled layout which also boasts three good-size bedrooms or two bedrooms with a sleepout. Those who love to cook will be drawn to the spacious and functional kitchen with ample storage while the open layout is perfect for the hustle and bustle of busy family life.

Gorgeous elevated views are on offer from almost every room plus there's scope to add your own touches and make this property your own.

Outside, there is a large backyard with space for the kids to play, a drive-through single carport, easy-care gardens and mature trees. Whether you're on the hunt for your dream first home, a comfortable family abode or a quality investment in an unbeatable location, this could be just what you're looking for.

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

**PRICE:**  
**\$325,000**

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



**Craig Nathan**  
**0407774594**  
craignathan@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)