



**SOLD**

## MODERN TOWNHOUSE IN A GREAT LOCATION!

If you are looking for a modern town house you will find it hard to go past this property, with a stunning façade, positioned on the end giving you a lot more natural light, modern inclusions including ducted air conditioning, complex pool, walking distance to local shops and transport all at an affordable price.

- 3 good sized bedrooms including built-in robes, ceiling fans and air conditioning.
- Master bedroom includes ensuite and walk-in robe
- Large open plan kitchen, dining and living area flooded with natural light.
- Modern kitchen with gas cooktop and dishwasher
- Large main bathroom includes full size bath and shower plus separate toilet.
- Laundry room plus 3rd toilet downstairs
- Single car garage with remote door
- Good size outdoor courtyard with plenty of room for the weekend BBQ.
- Ducted air conditioning, security screens and ceiling fans
- Side access to the backyard with concrete pathing
- Complex pool
- Located in excellent position with easy walking distance to shops, schools, transport and parks.
- Excellent opportunity for a investor with excellent tenant in place under the NRAS scheme.

This townhouse is a great opportunity, for more information call Bill Today.

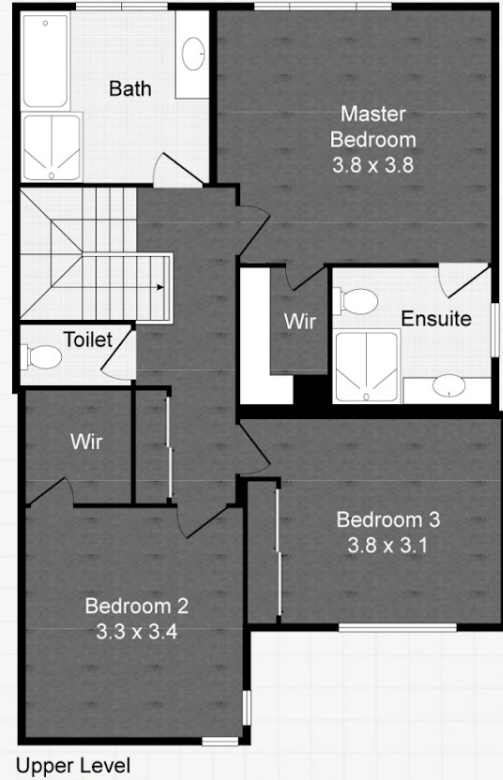
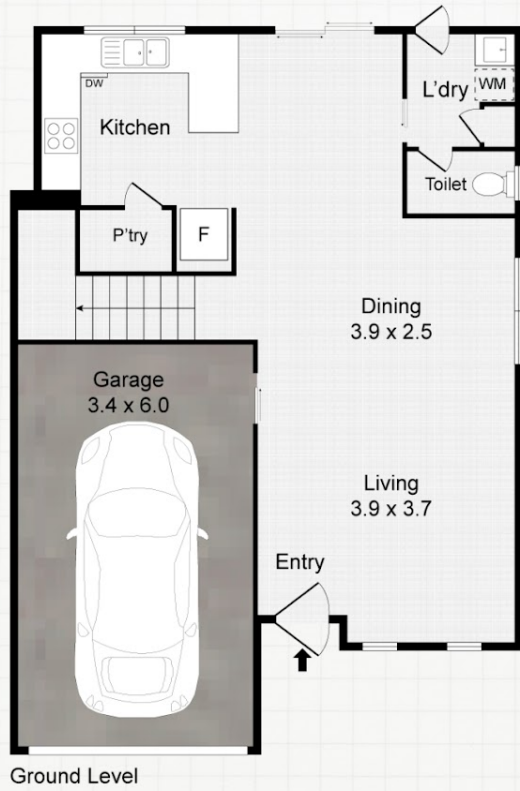
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$440,000**

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



**Bill Woodard**  
**0466211551**  
bill@woodardrealestate.com.au  
Woodard Real Estate



34/20 Kianawah Road, Manly West 4179

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.