



**SOLD**

## WHAT A BEAUTY!

First home buyers, investors and retirees, take note of this delightful little suncatcher!

This exceptionally neat 1968 built clad asbestos home on a generous 916 m2 block ticks many boxes for a multitude of buyers.

The layout is simple, yet practical. Enter from the front door into a good size lounge with a cosy wood fire to keep the home snug during winter. A sliding door to the kitchen/dining area and a door blocking off the corridor to the three bedrooms and bathroom adds privacy and also allows you to control the heat from the wood fire. Close the corridor door during the day and heat the lounge, kitchen/dining areas, close the sliding door at night and draw the heat towards the bedrooms.

The kitchen/dining area is fresh and neat and looks out towards the gorgeous back garden and the double garage. There is a free-standing gas oven/hob, lots of built-in cupboards and bench space and a double pantry cupboard while the sink overlooks the private back garden, making washing up a pleasure.

On winter mornings the sun pours in from the back garden ensuring a cosy, bright area while the summer sun passes overhead so you have a shaded area for entertaining and relaxation. An extension on the patio houses a generous laundry room with a wash trough and second toilet.

You'll find 3 carpeted, queen-sized bedrooms and a neat bathroom with a sunken bath, shower, and basin down the corridor. A separate water closet ensures easy access for family and visitors alike.

A neat gravel road leads to the concrete and powered 6 x 7.5 m double garage. The well-established backyard with mature trees and shrubs is fully enclosed and gated, so ideal for kids and pets. A demarcated, enclosed veggie garden is on the side of the home and can be accessed from the front as well as the back of the home. An access lane on the far side ensures extra privacy from the neighbours.

The home was built on brick columns/piers so you won't have the usual problems with rotting wooden stumps so prevalent in older homes. Extra storage space is available under the home.

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

**PRICE:**  
**\$249,000**

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



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