



**SOLD**

## DELIGHTFUL, CONVENIENT AND A GREAT PLACE TO START

Just in time for Spring comes this exciting new offering, a delightful three bedroom cottage, in one of the best streets of Richmond, close to shops schools and rail.

Perfect for both investors and first home buyers alike, the home is blissfully convenient, and close to all amenities, but as you will readily discover the second you walk in the front door, mere convenience is not all that this property has to offer.

It's a great place to call home as well.

Thanks to its absolutely ideal north easterly aspect, the home is filled with an abundance of natural light, and the high internal ceilings help to provide a real sense of openness and space.

With a beautifully sculpted hedge in the front yard, (as well as a fully fenced yard in the back), the home is a haven of privacy and tranquility, and the three good sized bedrooms are further complemented with the addition of two living areas, including a generously proportioned sun room in the back of the house, which flows easily out to a very pretty back yard, featuring a covered Barbeque / Pergola area, ideal for summer entertaining.

The home also features:

- 3 bedrooms, (all with built in wardrobes)
- 2 bathrooms
- Internal laundry
- Single lock up garage
- Split system air conditioning in the living room
- Ceiling fans in the bedrooms
- Land size 443 Square Meters
- Carpets in the Living room and bedrooms
- Tiles in the Sun room
- Fully fenced back yard
- Pergola / Barbeque area
- Easy flat walk to

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

**PRICE:**  
\$550,000

**OPEN FOR INSPECTION:**  
N/A



**Alex Hall**  
**0403194813**  
alexhall@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)