



## FOR SALE

### IMPECCABLE LARGE DUPLEX

This is an opportunity too good to miss!  
Spacious light and airy 3 bedroom duplex with open plan living

Features include:

- New modern kitchen with Smeg appliances
- Massive utility/craft room
- 2 air conditioners
- Two way bathroom
- Large undercover entertainment area
- Extra-large garden shed
- Side access for your trailer or dingy
- Several large raised wicking vegetable beds
- No body corp fees

This impressive home is situated in a quiet and friendly neighbourhood and close to all amenities with only a 5 minute walk to the train station.

Call Gwen today for your own private inspection ASKING Offers over \$500,000

3 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$500,000

OPEN FOR INSPECTION:

N/A



**Gwen Toholka**

**0419737657**

[gwen@atrealty.com.au](mailto:gwen@atrealty.com.au)

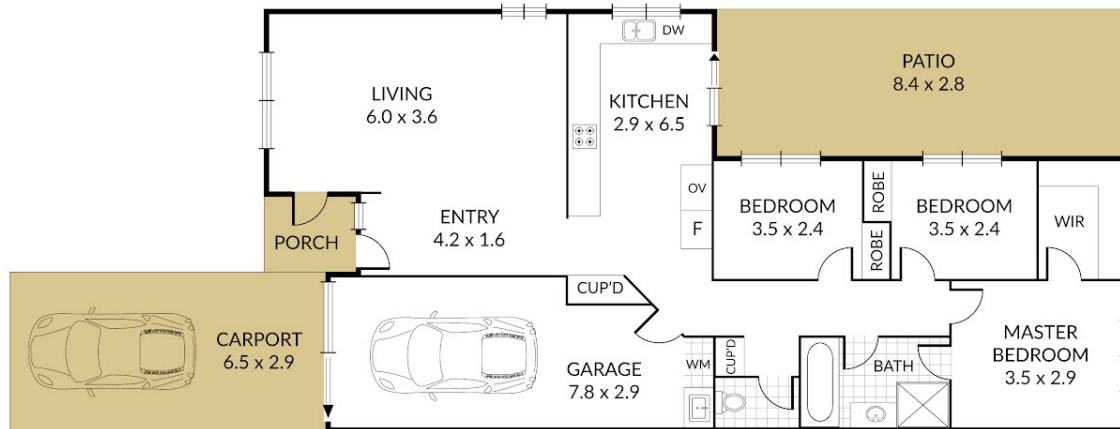
[www.atrealty.com.au](http://www.atrealty.com.au)

Internal 108m<sup>2</sup> External 26m<sup>2</sup> Total 134m<sup>2</sup>

1/3 Rose Crescent, **Fitzgibbon**



3 x 1 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.