

**SOLD**

## ATTRACTIVE PRIVATE FAMILY LIVING

This home is located at the end of a quiet close with only one immediate side neighbor. Located 12 minutes to the city centre, 6 minutes to Mount Sheridan shopping centre and 3 minutes to Trinity Anglican School.

A fabulous family entertainer with open plan lounge/dining, central spacious kitchen with large island bench, new stove & oven and dishwasher. Large private outdoor alfresco area. Master bedroom with walk in wardrobe and ensuite. 3 additional bedrooms all with built in wardrobes. Main bathroom with bathtub, good sized laundry.

New carpet, fresh paint, split system air conditioners in the living, kitchen and master bedroom; fans, security screens and 6.5 kilo watt solar system.

Beautifully manicured landscaped gardens, double remote lock up garage with storage racks, double side access, garden shed, fully fenced backyard with plenty of space for a pool and shed.

Rental appraisal \$480 per week aprox  
Council rates \$2,600 per year aprox

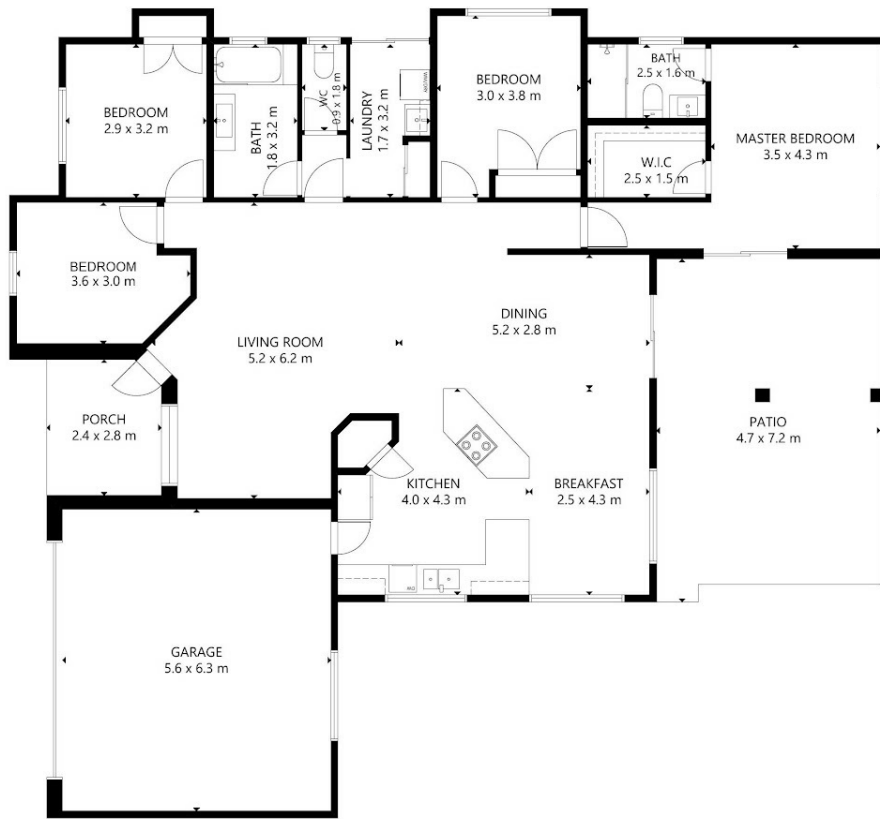
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$402,000**

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



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FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 148 m<sup>2</sup>  
 FLOOR 1: 148 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 36 m<sup>2</sup>, PATIO: 32 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Zoe Wicks   
 Real Estate

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.