



**SOLD**

## CALLING ALL FIRST HOMEBUYERS, INVESTORS AND DOWNSIZERS

What a little gem this 3 bedroom duplex property is, tucked away on a quiet cul-de-sac within walking distance to local schools and parks and only a short drive to the oceans edge or local shops. If you are in the market for a quiet spot to downsize to, a savvy investor looking to take advantage of the current rental market or first home buyers looking to get into this dream location you wont be disappointed and an early viewing is highly recommended.

Accommodation briefly comprises;

- \* Light filled, spacious lounge room overlooking front yard with built in display shelving and plantation shutters
- \* Open plan casual living area comprising meals and family spaces with lovely French doors overlooking pool
- \* Fantastic renovated kitchen with Caesar stone bench tops, stainless steel appliances and plenty of storage
- \* Spacious master bedroom with triple built in robe
- \* 2 further minor bedrooms, bedroom 3 has single built in robe, bedroom 2 currently used as a study with plantation shutters
- \* Great sized family bathroom and practical laundry with additional storage complete the space

Additional features include;

- \* Split system reverse cycle air conditioning to the main living area
- \* Solar power system with 12 panels and instantaneous gas hot water system
- \* Security fly-screens to majority of windows and doors
- \* Carport and additional undercover parking for camper trailer/ pop top caravan
- \* Superb backyard entertaining space with patio running width of property at rear
- \* Gorgeous below ground swimming pool with glass pool fencing
- \* Large back yard area, plenty of space for kids and pets, large garden shed to side of property

This well loved home is presented in great condition and is a credit to it's current owner, you will need to be quick on this one.

For all enquiries please call LISA DRYLIE direct.

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

**PRICE:**  
**\$450,000**

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



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