



**SOLD**

## NIFTY HOME IN A NIFTY LOCATION WITH SOUND INVESTMENT OPENING

Built in 2002 this charming four bedroom, neatly clad home in rustic cream and red, is an ideal hub for the first home buyer or savvy investor and is nestled in a settled neighbourhood with the attractions of being only six minutes to the CBD and close to TAFE, Orana Cinema and shops.

Step up to a cosy timber banistered verandah and straight into the wide dining/ kitchen area warmed by a tile fire. Warm your soup this winter on the hub of the fireplace or retreat and relax in the separate front lounge.

The kitchen is truly fetching in retro style with its fawn coloured fittings and feature art deco glass overhead doors. The Westinghouse electric stove also has built in waist high oven and there is generous bench workspace. Wood-grain laminate flooring stretches through to the rear wet area which has bedroom four to the left and the laundry alcove, large WC and bathroom to the right. A heat light features in the bathroom as well as wall tiles to head height.

Situated next to a small park with walk thru access to Minor Street you won't feel hemmed in and the enclosed back garden is a good functional size with large powered shed and wood store lean-to. Sit out on the cosy patio with good indoor-outdoor utility plus there is room for two vehicles or a caravan behind the gate and easy flat access beside the house for everyday parking.

A wise buy in the under \$400,000 price bracket this 660m2 property will undoubtedly be quickly snapped up. For more detailed information or to arrange a private viewing please contact Craig Nathan on 0407 774 594.

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

**PRICE:**  
\$320,000

**OPEN FOR INSPECTION:**  
N/A



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