



**SOLD**

## CLOSE TO THE TUNNEL AND JUST ON THE EDGE OF THE 10KM 'FROM CBD' MAGIC RING

Vendor has said SELL - and she has reduced the price for you - this home is ready for you or for your tenants - bring your suitcase and settle straight in - oh, and bring your pets as it has a cat enclosure and is fully fenced!

This is a great low set home for buyers seeking great value either as their home or as an investment.

This one level home offers an open plan kitchen and dining area, complete with an updated kitchen that contains plenty of cupboard space, and a generous lounge opening onto the front verandah through French doors to a fully enclosed front yard.

It has both polished and natural wood floors throughout the living area and bedrooms, and new vinyl in the kitchen.

Three bedrooms, with 2 being queen size, all feature built-in robes. Newly renovated bathroom and separate toilet, plus a large laundry area with lots more storage.

The back yard is flat and fully fenced in addition to the front, creating 2 separate spaces for the kids and family pets to play in.

Freshly painted inside and out, all the work has been done and is ready to be your home, or a fabulous investment property only 11 kms from the CBD, and only 3 kms from the tunnel across town or to the airport.

Extra's include a generous sized outdoor enclosed cat run, accessed from the kitchen, so perfect to keep your pets safe, and a 6 x 3 shed to the rear of this 675m2 lot.

The position allows you to take advantage of the now completed transport infrastructure of the Northern Busway, Airport Link and Clem 7 Tunnel network.

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

**PRICE:**  
**\$419,000**

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



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