



## FOR SALE

### LIGHT, BRIGHT, SPACIOUS AND PERFECTLY PRICED FOR A QUICK SALE!

Only \$245, 000 for an immaculate 3 bedroom unit? Yes, no kidding, so read on. First home buyers, retirees and investors here's your chance.

How convenient would it be living opposite IGA North Road shopping centre and a few meters from the bus stop into town? Plus you have a gym, doctors and a pharmacy and two high schools within easy walking distance.

If you're looking for a low maintenance home, well planned space, complete with a gorgeously sunny courtyard to relax in then look no further than number 30 Royston Park!

This exceptionally neat 3 bedroom unit is 93 m2 in size with a private outside area of 234 m2 to potter around in or entertain friends. In total 327 m2, so not tiny at all! Front and back boundaries are around 14.08 m and the side boundaries 24 m. Lots of space here.

A gable-roofed carport at the front provides sheltered access to the front door, which opens directly onto the living room. There's also extra space for your second car or for visitors. Another huge bonus is that it is on the corner to the left as you enter from North Road, so you have less neighbours and more privacy than most of the other units. There is convenient extra parking in the street inside the complex, on the side of this unit. (See where the white Golf is parked in the video).

The backyard is not overlooked by another unit either – it backs directly onto the gorgeous park. The large courtyard could easily be turned into a beautiful oasis of vegies and flowers if that's your wish, plus you'll have a perfect BBQ spot and space for an outdoor setting as well. Part of the courtyard is underroof and sheltered so choose your comfy spot weather depending.

Admittedly, at the moment the courtyard is looking a little unloved but that is because the unit is tenanted by two contract doctors until the 6th of January 2018 and these guys have no time to garden and fuss. Even their furniture is the bare minimum. Note that the lounge is dominated by two computer nooks and their beds have no bases. I was impressed with the ironing board in the 3rd bedroom too!

3 BED | 1 BATH | 2 CAR

PRICE:  
\$245,000

OPEN FOR INSPECTION:  
N/A



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