



# SOLD

## SECOND CHANCE! OFFER FELL OVER

### THIS COULD BE YOUR LUCKY DAY!

Offer fell over on this highly sought after Villa

Highly maintained & much loved, this villa is ready for a new owner! Offering abundant natural light throughout, a brand new kitchen, new carpets & freshly painted, this is one not to be missed

### FEATURES:

- Brand New Kitchen you'll love with gas hob, wall oven with separate grill, rangehood, pantry, double sink, lovely big windows letting in plenty of natural light
- Generous size dining space with sliding door to paved outdoor entertaining space & garden
- Good size lounge room with plenty of room for a big tv
- Master bedroom is Queen size with BIR's & ceiling fan
- Second Bedroom is double size with BIR's & ceiling fan
- Nice size bathroom with separate bath, shower & skylight
- Separate toilet
- Laundry with sliding door to outside clothesline, plenty of room for washer and dryer
- Linen cupboard
- Reverse Cycle airconditioner
- Gas instantaneous hot water system
- Huge paved outdoor area & garden – perfect canvas to add a pergola
- Storeroom
- Single carport plus plenty of visitor parking
- Ideally located with the vibrant Main Street food & coffee strip approx a 12 min walk, 100m to bus stop & a few minutes to access the freeway. Quiet complex, highly maintained, excellent location with Robinson Reserve just seconds away!
- TOTAL 131m<sup>2</sup> - 70m<sup>2</sup> internal living, 42m<sup>2</sup> back yard, 19m<sup>2</sup> carport
- Built 1988, brick & tile
- Strata Levies: \$488 p/q Council Rates: \$1,455.83 p/a Water Rates: LFY \$942.31

2 BED | 1 BATH | 1 CAR

### PRICE:

\$381,000

### OPEN FOR INSPECTION:

N/A



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