



# FOR SALE

## RENT PAYS OFF THE MORTGAGE!!

Owner wants this property sold today!!!!!! Investors, First Home Buyers or young families, must inspect. Come and view this home and check out all the features on offer including separate dining, modern bathrooms, well equipped kitchen with stainless steel oven, gas cooktop and dishwasher. Summer will be a breeze with airconditioning and a no maintenance outdoor entertainment area. Current tenant is paying \$450 per week which makes this a worry free investment.

### Inclusions:

- 6 Star energy rating
- 3 large bedrooms
- 2.5 bathrooms
- Second living room/retreat
- Separate dining room
- Patio and courtyard
- Large deck on the second floor
- 1 Secure Garage
- Air Conditioned
- Remote Garage
- Security Screens
- Ceiling Fans
- Fly Screens
- Gas cook top
- Gas hot water
- Stone Bench tops
- Timber Floors
- No maintenance Courtyard
- Designated filtered car wash bay
- 250m2 of public open green space including a BBQ area
- Low Body Corporate
- And a level of finishes and fixtures far superior to anything else found locally.

Inspections by appointment only, need minimum 24hrs.

3 BED | 2 BATH | 1 CAR

**PRICE:**  
\$390,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.