



## FOR SALE

### IMMACULATE SUN DRENCHED VILLA, BETTER THAN NEW...

All the hard work has been done!

Immaculate 2 bedroom villa located in popular Jetty Road, Old Beach.

Entering from the well landscaped front yard, you are welcomed into the open plan lounge offering a sunny outlook across to Mount Wellington. The lounge leads into the dining area and near new well appointed kitchen with island bench. The dining area leads to a private deck and beautifully landscaped yard and gardens.

From the dining area a hallway leads to the master bedroom with built in robes, stylishly renovated bathroom, separate toilet and second bedroom with built-ins.

The home offers a large carport under the villa roofline and 2nd park adjacent.

This home offers a fantastic opportunity for down-sizers, first home buyers or investors alike and in this impeccable condition a somewhat rare find!

#### Features:

- Immaculate 2 bedroom Villa
- One of two - (non active strata)
- Security doors and double blinds
- Daikin Heatpump
- Near new kitchen and bathroom
- Professionally landscaped grounds
- Sunny, quiet location

Please get in touch with Ben Palmer from @realty for any further information on the links below.

2 BED | 1 BATH | 1 CAR

#### PRICE:

Offers over \$495,000

#### OPEN FOR INSPECTION:

N/A

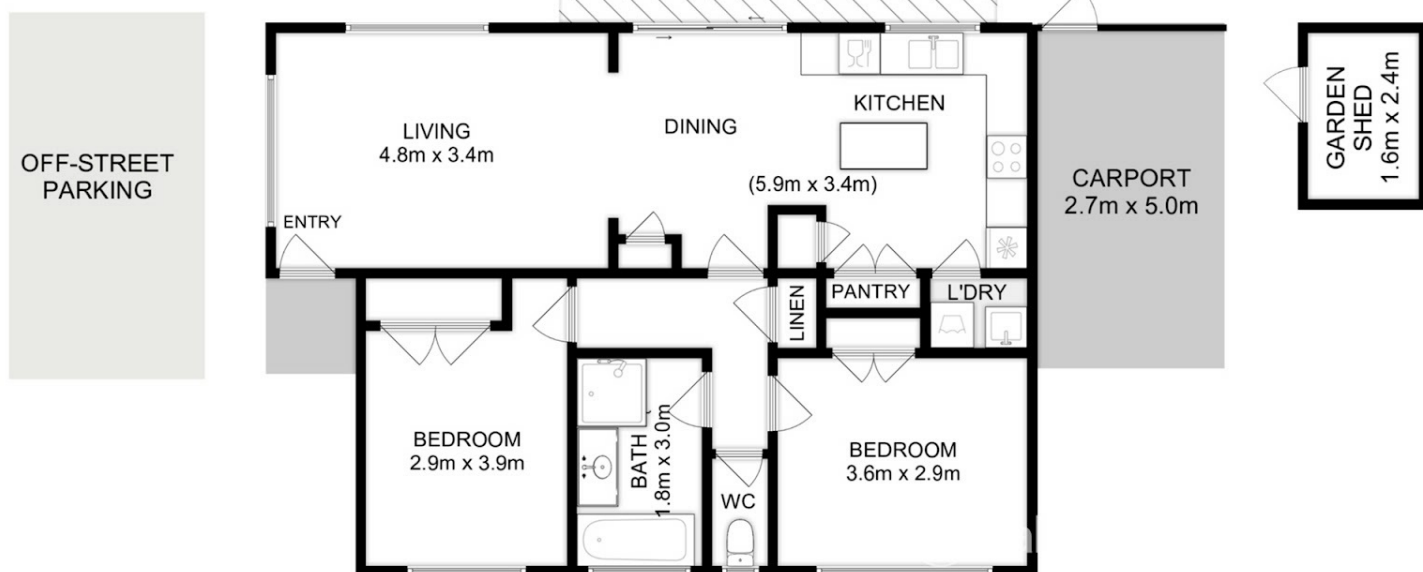


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Total Approx. Floor Area : 83 sqm  
Total Approx. Courtyard Area : 4 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

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.