



**SOLD**

## SIMPLE LIVING CLOSE TO CBD

This great 2 bedroom self managed villa with a single lock up garage is perfect for first home buyers, investors or retirees. It features a light filled and open plan lounge & dining room with timber look flooring & split system air conditioning. The modernised kitchen has a near new dishwasher and stove plus loads of bench space.

The 2 bedrooms are a good size, both with built in robes, ceiling fans & large picture windows. Walk out the back door and be surprised by the great back yard you have, perfect for veggie gardens, kids or pets to play in.

Situated in a great location close to the CBD & golf course, it is a self managed strata with only 2 in the complex (so owners just go halves on the insurance). Expected to rent for approx.

\$450pwk - \$500pwk.

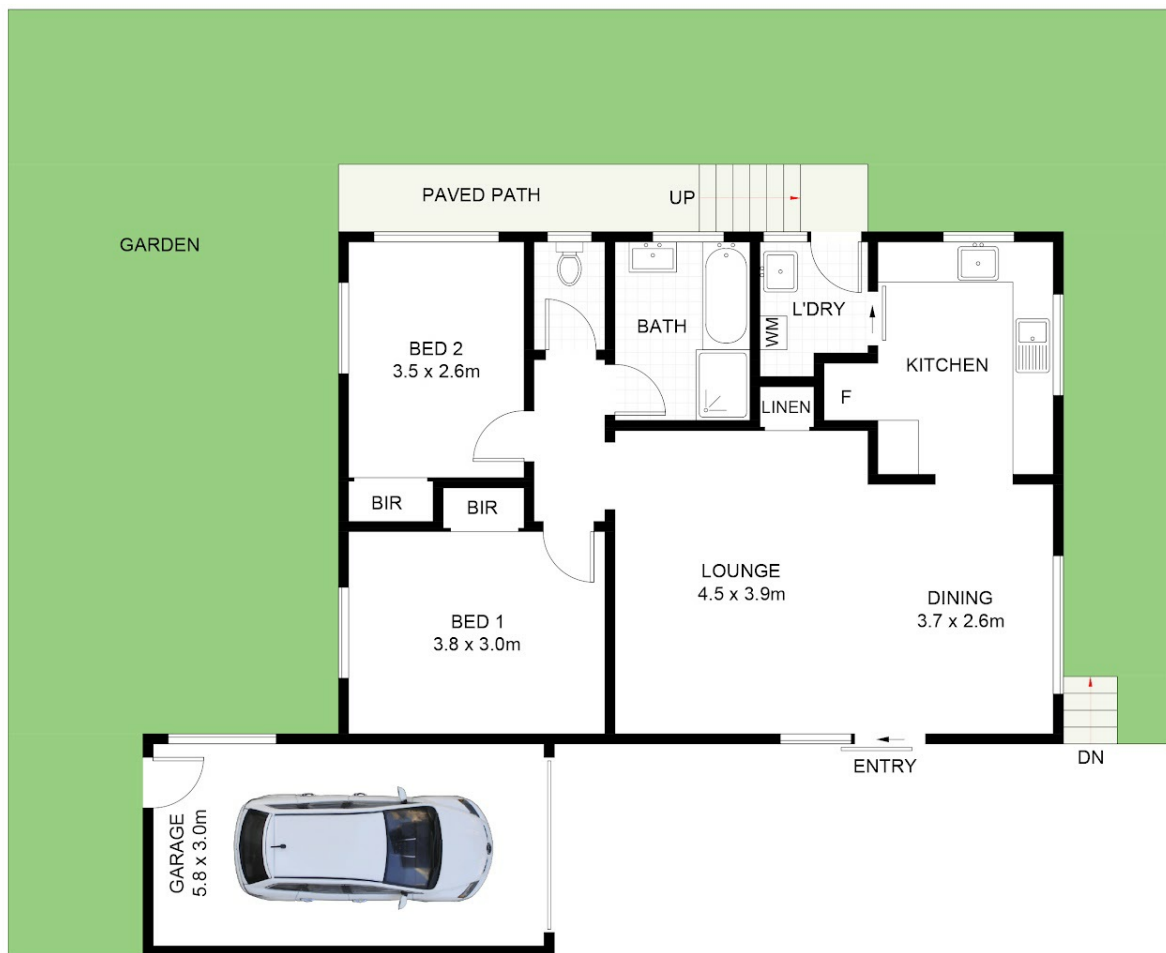
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$470,000**

**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.