



SOLD

A PLACE TO CALL HOME

Situated in the popular coastal suburb of Hallett Cove and positioned on the high side of the street with sea views stands this neat and tidy brick & tile home. Offering 3 bedrooms - main with ample built-in robes.

The front entrance leads to a generous size lounge room and formal dining. Original kitchen with timber cupboards and electric cooking. Adjoining the kitchen is a second living area which opens to the outdoor pergola/bbq area. The spacious bathroom has been totally renovated in fresh neutral tonings with separate bath and shower recess. Roller shutters are fitted to the front of the home and the two rear bedrooms. Under the main roof is an extended garage with auto roller door with room for 2 cars and a small work area.

The low maintenance rear yard has a garden shed and small rainwater tank. There is also a locked gated area for a trailer or small boat. A short walk to the train station, bus service and Nannigai Drive Reserve. If you are looking for a home in a great neighbourhood then this would be one to consider.

For further details contact ALLEN SMITH on 0419 869 854

COUNCIL RATES - \$1458.15 PER ANNUM. EMERGENCY SERVICES LEVY - \$131.70 - PER ANNUM.

WATER RATES - \$70.80 PER QUARTER. SEWER RATES - \$85.93 PER QUARTER.
RLA 269823

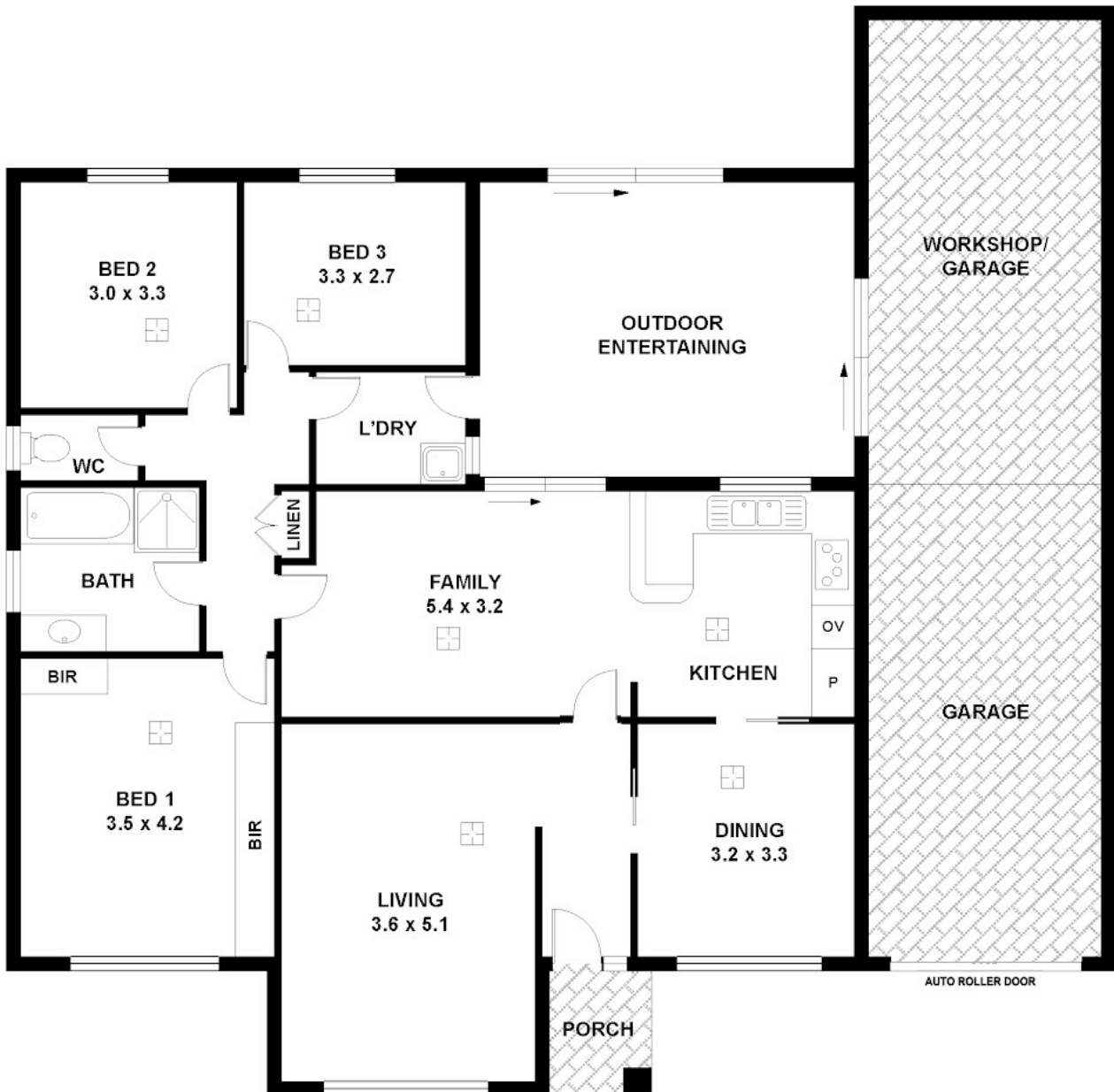
3 BED | 1 BATH | 2 CAR

PRICE:
\$700,000

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.

LIVING AREA	139m ²
WORKSHOP/GARAGE	46m ²
PORCH	2.8m ²
TOTAL AREA	187.8m²

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This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

