



## FOR SALE

### THIS HOME IS A BEAUTY!!

Sold first week by local Acreage Specialist Carolyn Drane.

With nothing much left on the market at all in this price range you better be quick!!

Situated on a fenced 3/4 acre and backing onto private bushland, this modest and comfortable brick home is a great acreage starter for a family wishing to up size their land and relax in a quiet coastal location.

The home is currently tenanted short term but will be available for owner occupancy very soon.

Featuring:-

Spacious living room curving around to dining & kitchen with large icy cold split system air-con.

Family/Dining off kitchen which is in the centre of the home - also has air-con.

Modern light grey kitchen with electric appliances and dishwasher.

3 very spacious bedrooms with built ins.

2 way bathroom to master bedroom

with corner Spa bath, double sized shower and separate toilet.

The double garage is currently used as a rumpus and features pot belly stove. Great for use as winter room/games room. Easily convert back to garage if you wish.

Outside off the dining/kitchen is a good sized patio entertainment area. A great place for BBQ's & evening dining.

At the rear of the property is a garden shed on a slab and a 3 bay Man Cave (2 roller doors and a workshop) with large concreted carport off the rear.

This is a great property for the price and in a gorgeous location only a minute or two from Godwin Beach waterfront.

\*\*please note LIMITED photos due to tenancy in place. Inspection highly recommended.

\*\*Minimum of 24hrs notice required at the moment

for more information contact Carolyn@realty

0418 283762

Local Acreage Specialist

\*Selling?? log on to [www.carolyndrane.com](http://www.carolyndrane.com) and register for a free market appraisal.

3 BED | 1 BATH | 4 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A



**Carolyn Drane**

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