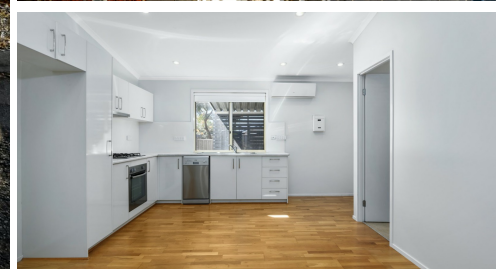


ADDRESS UPON REQUEST



**SOLD**

## DOWNSIZE TO COMFORTABLE EASY LIVING.

This beautifully appointed two-bedroom villa has been freshly painted and offers easy living for those looking to downsize. Suitable for over 50's the villa is located in Myrtle Glen which is close to all amenities whilst offering community living in peaceful surrounds with many facilities.

There is a small staircase up to the front door of the villa which opens into the combined lounge, kitchen and dining area. The kitchen is quite modern with a gas cook top and a dishwasher. The living areas and hallway feature polished floorboards.

There is one bedroom off the living area and another down the hallway which also leads to the bathroom. Both bedrooms have built in robes. There is a European style laundry neatly concealed along the hallway.

Outdoors there is a lovely enclosed outdoor entertaining area, garden shed and a single carport. Myrtle Glen provides an ideal setting for downsizers to call home with access to 2 swimming pools plus a spa, a great BBQ area for entertaining and both a community hall and a library.

It's an easy walk to local parks, sports facilities and bus transport and just a short drive to Stanhope Village Shopping Centre, the fresh produce of Parklea markets and close to the M2 for an easy commute to the city or west.

This villa is ready for inspection so call Judy on 0490 045 875 to organize.

### Features

- Split system Air Con
- Garden shed
- Single carport

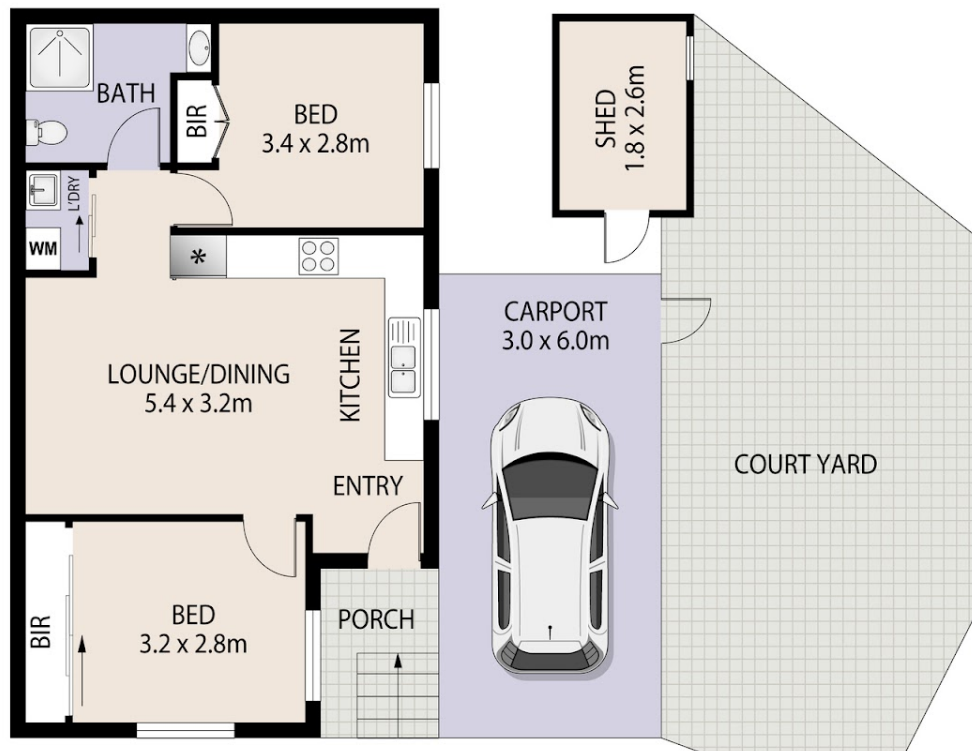
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$295,000

**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.