



# FOR SALE

## QUIET, LOW-MAINTENANCE LIFESTYLE!

\* Closing date for offers on this property will be 24 January \*

Beautifully maintained and presented throughout, this tidy home promises serene and stress-free living in a tranquil parkland pocket.

Step inside the inviting single level layout and enjoy the open plan, air-conditioned lounge and dining area, overlooked by the modern kitchen that's well-appointed with dishwasher, ample cabinetry and an updated electric cooktop.

The main bedroom is privately nestled at the front with its own large walk-in robe, while the second bedroom overlooks the courtyard and is equipped with a handy built-in robe. Both bedrooms are serviced by the tidy modern bathroom at the heart of the home.

Awaiting you outside is a delightful north facing rear courtyard with an electric awning, offering the most enchanting and private outdoor sanctuary for relaxing or entertaining amongst the attractive garden surrounds.

Completing it all is the single garage with auto door, laundry facilities, extra storage and internal access to the home. This secure complex is ideal for singles, couples and families alike! Peacefully positioned opposite a large open reserve while still close to parks, schools, transport, Kippax Fair Shopping Centre and more.

### Features

- Split System Heating/Cooling
- Gas Wall Heater
- Crimsafe Screen Door
- Thinsulate Climate Control Film To All Windows
- Large Linen Cupboard
- North-Facing Courtyard with Electric Awning
- Low Body Corporate Fees of Only \$514/qtr

Upside Contact-Free Policy

2 BED | 1 BATH | 1 CAR

PRICE:  
\$460,000

OPEN FOR INSPECTION:  
N/A

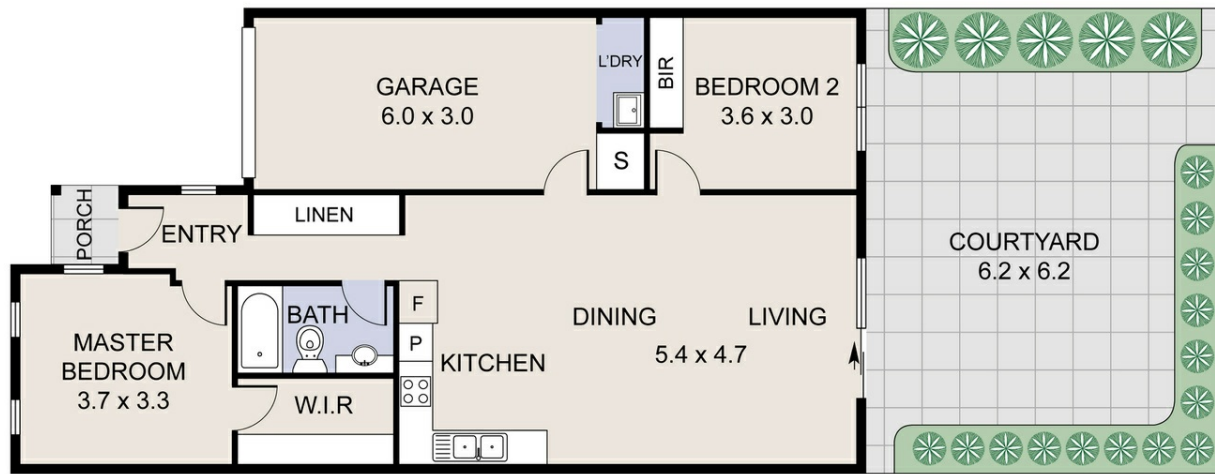


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.