



FOR SALE

AN ABSOLUTE GEM IN CALALA!

Introducing 69 Harrier Parade Calala. This much loved family home is being offered for sale due to its current family needing to upsize. This property presents a fantastic opportunity for first home buyers, investors, young families, or those looking to downsize. The tiered backyard will keep the kids entertained for hours with plenty of shade, a cubby house and sandpit. There is side access for storage of your trailer and a garden shed for your mowing accessories. With renovations to modernise the property having been completed under the current ownership, the new owners can move in, relax and simply enjoy everything 69 Harrier Parade has to offer.

Features include:

- * Four bedrooms* - all bedrooms have wardrobes (3 with built-ins and 1 freestanding), blinds, curtains & ceiling fans
- * Renovated three way bathroom incorporating vanity, linen cupboard, separate toilet, shower and bath
- * Formal lounge room complete with split system A/C unit
- * Combined kitchen/dining/living space
- * Kitchen complete with dishwasher & island bench containing additional storage
- * Laundry incorporating plenty of storage & bench space
- * Enclosed sunroom with access to both the formal lounge room and kitchen/dining/living area*
- * Ducted evaporative cooling
- * Title description - Lot 9 / DP 253587 (Land area 751m2 approx.)
- * Council rates approx. \$2715 per year. Council water rates are calculated on usage.

The current owners of 69 Harrier Parade have found their forever home and are keen to get moving quickly so don't delay, contact Deneille (Dee) Plowman - @realty on 0488 696 563 or email dee@atrealty.com.au to arrange your inspection.

Disclaimer: All information contained in this advertisement & all marketing material for 69 Harrier Parade Calala is gathered from sources we consider to be reliable however, we cannot guarantee or give any warranty about any information contained herein. Interested parties should make and rely upon their own enquiries.

4 BED | 1 BATH | 0 CAR

PRICE:
\$565,000

OPEN FOR INSPECTION:
N/A



Deneille Plowman
0488696563
dee@atrealty.com.au
www.atrealty.com.au