

FOR SALE

WARM & INVITING FIRST HOME!

**** This property will go to Auction on Tues 5 Dec at 6pm if not sold prior ****

If you're looking for the perfect blend of charm and value, you have found it at 6 Garrard Place!

From the moment you enter you'll feel instantly at home within the sunlit living area, featuring a full panel of French doors to the front taking full advantage of the north-facing aspect. The split-level design, with endearing raked ceilings, are complimented by easy-care timber laminate floors throughout the separate living & dining spaces.

The kitchen and laundry have been renovated to blend seamlessly with the character of the home, whilst also maximising storage. Buyers will love the clean lines of white cabinetry against timber-look benchtops, complete with gas cooking and dishwasher, where it's easy to keep an eye on the kids or pets through the kitchen window while you potter.

Each of the bedrooms have been upgraded with a wardrobe for storage, and are carpeted for comfort. The lounge room has a split system installed for heating and cooling, with ceiling fans fitted to each bedroom.

The rear yard is a fabulous size, with plenty of options for future extension if desired. Picture family get togethers on the back deck, with plenty of room for backyard cricket, while the surrounding trees attract an array of beautiful birdlife. The oversized single garage provides additional storage, or option to convert to a further living space - there is so much potential with this lovely home!

Positioned close to local parks, schools and shops, this is a perfect home in a great location - don't miss your chance to own it!

Summary of Features:

- Painted Exterior
- Split-Level Design w/ Raked Ceilings
- Separate Lounge & Dining Areas
- Timber Laminate Floors
- Renovated Kitchen w/ Dishwasher & Gas Cooktop
- Split System AC

3 BED | 1 BATH | 1 CAR

PRICE:

Buyer Interest From \$740k

OPEN FOR INSPECTION:

N/A

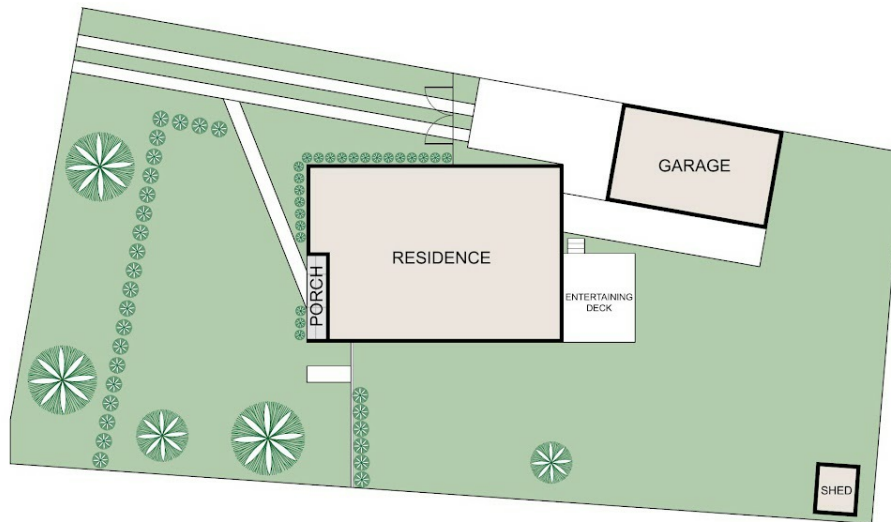


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.