

**SOLD**

**TOO LATE - IT'S GONE! 'PRICE RANGE \$725,000 - \$755,000'. RARE DUPLEX – TWO (2) 'NEAR NEW' HOMES BACKING ON TO COUNCIL PARKLAND. 5.6% GROSS RETURN.**

Too Late ... it's GONE!

Many disappointed Buyers - More LISTINGS WANTED  
Another one SOLD by Ian O'Donnell \* 0409 348 238

Beautifully appointed contemporary cottages on a quiet street, close to new Coles & Convenience Shopping & short commute to the sprawling Clifford Gardens shopping precinct.

Features include:

- Two good size built-in bedrooms PLUS separate Office with built-in desk – check floorplan attached.
- 'Master Chef' galley style kitchen – ceramic cooktop, fan-forced oven, dishwasher.
- Open plan meals/family room that spills to a north facing sun-drenched outdoor patio area (with covered timber deck porch – great sun trap for your morning coffee).
- Sparkling bathroom with 'larger' shower & separate bath.
- Separate laundry with extra built-in bench/cupboards/storage.
- Single lock up garage with direct internal access.
- Reverse cycle air-conditioning.
- Modern window furnishings.
- Beautifully landscaped – low maintenance, drought tolerant plantings.

Quality built by local legends, Gordon Bourke Constructions - the finish is exceptional, and the location is five star! Surrounded by near new homes and backing onto Council maintained Parklands/Nature Corridor.

R-A-R-E opportunity to secure a Six Star, AAA+ location – walk to the new Coles Convenience Centre, ChildCare, several Parks, etc just a few blocks away.  
And just a very short drive to the sprawling Clifford Gardens shopping precinct (Coles, BigW, Woolies, Mediasa, several Banks, specialty shops, food court & restaurants), Gold's Gym

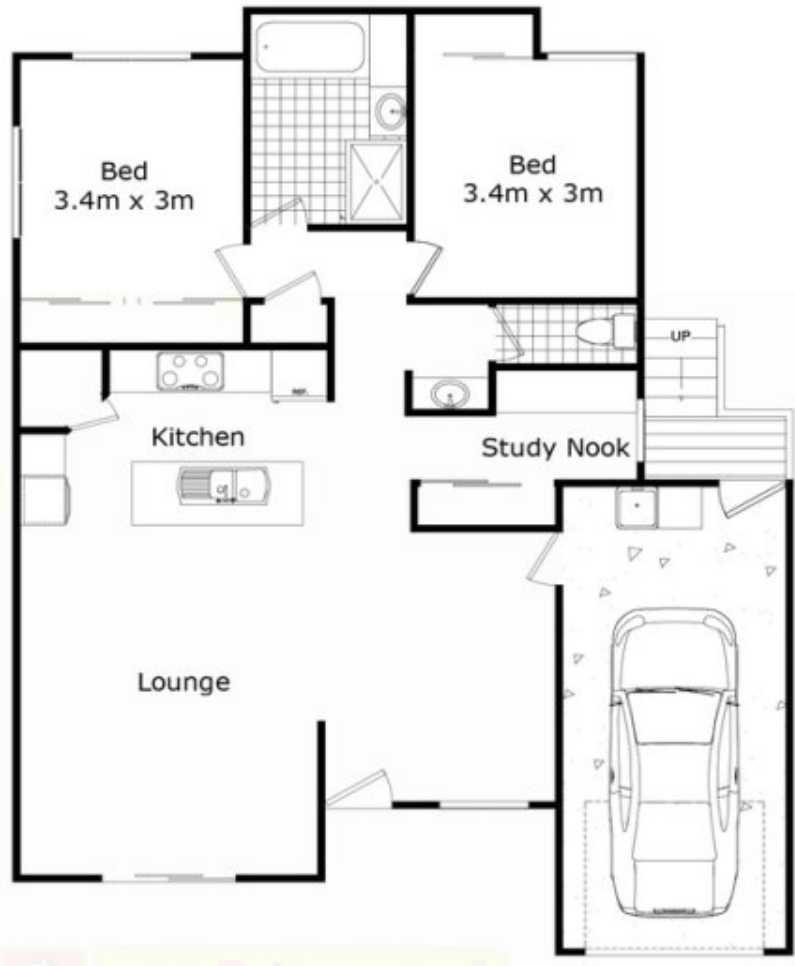
**4 BED | 2 BATH | 2 CAR**

PRICE:  
\$737,000

OPEN FOR INSPECTION:  
N/A

@realty

**Ian O'Donnell**  
**0409348238**  
ianohh@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Please Note: All care has been made to ensure accuracy of this plan. However, it is not a surveyed plan therefore dimensions and icons used are estimates only. This plan is for illustrative purposes and should be used as such by any prospective buyer. Produced by Open2view.com

Units 1 & 2 Coolana Ct Harristown

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.