

ADDRESS UPON REQUEST



**SOLD**

## SOLD BY THE KRIS AND AMANDA TEAM!

Riverside circuit has long been regarded as one of the areas most prestigious residential addresses. So when a property such as this one is listed for sale, it's safe to say it's an opportunity not to be missed.

Set on an elevated 821 m<sup>2</sup> block, in a beautifully tree lined street is this attractive low set brick and tiled home. A relatively blank canvas with great bones, the property features:

- 3 large bedrooms with built in robes
- Master with ensuite bathroom and walk in cupboard
- Multiple living spaces including a large lounge plus a family / dining
- Separate rumpus / games room currently used as a 4th bedroom
- Good sized kitchen with built-in pantry, electric cooking and dishwasher
- Main bathroom with shower, bath and separate toilet
- Ceiling fans throughout with air-con in the rumpus / games room
- Security screens to doors and windows
- Large patio entertainment area
- Separate single car carport
- Retained backyard with good fencing and garden shed

The house has approximately 165sqm of living space and loads of potential, which when realised could see the property value surpass those around it.

For further information, or to register your interest in this great opportunity, please contact Kris and Amanda today.

\*\* A walk through video has been recorded and is available on request \*\*

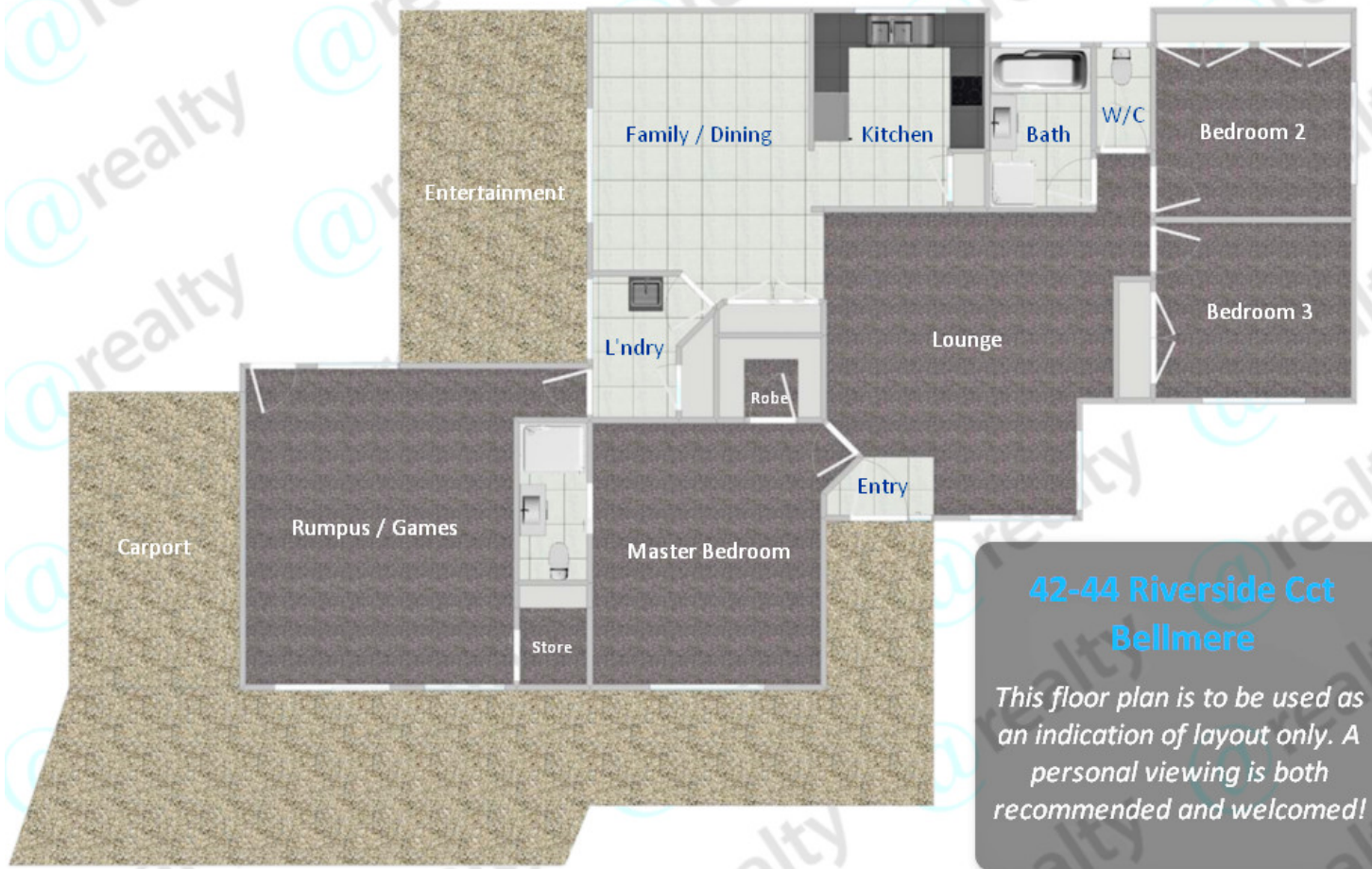
4 BED | 2 BATH | 1 CAR

PRICE:  
\$662,500

OPEN FOR INSPECTION:  
N/A



**Kris Sutcliffe**  
**0437338665**  
kris.sutcliffe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.