



FOR SALE

"PRICE REDUCTION MOTIVATED SELLER"

This solid property presents beautifully and is sure to impress. Offering 4 bedrooms with built in, extra-large master with walk-in robe and generous ensuite, spacious open plan living, dining and modern renovated kitchen, air-conditioning, ceiling fans and the feature of skylights for that light clean feel, window tinting plus security screens for added protection.

Entertaining won't be an issue with a large patio, insulated roof to keep you cool on the hottest of summer days, with outdoor pulldown blinds for all weather conditions, power points and TV socket to watch your favourite broadcast.

Fully colorbond fencing for privacy with large side access for the boat, caravan or tradies truck, remote garage with internal access all on this huge 670m² block with low maintenance lawns and gardens.

Situated in the best street in Waterford, amongst million-dollar homes.

Features:

- 4 bedrooms with built in robes
- 2 bathrooms, large main wheelchair friendly
- Well designed kitchen
- Spacious open plan living & dining
- Air-conditioning + Ceiling fans
- Skylights
- Window tinting
- Security screens
- Wheelchair friendly access front & back with rails
- Easy maintained front and back gardens
- Large Patio with insulated cover
- Outdoor pulldown blinds
- Large side access
- Remote lock up garage
- Fully fenced 670m² block

Properties like this one are rare and highly sought-after. Perfectly located and only minutes to

4 BED | 2 BATH | 1 CAR

PRICE:
\$600,000

OPEN FOR INSPECTION:
N/A



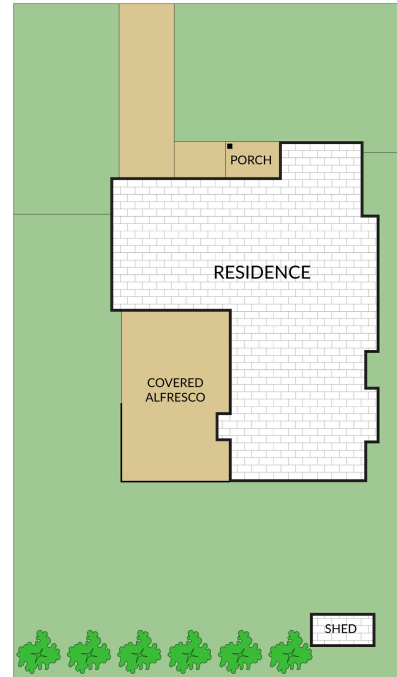
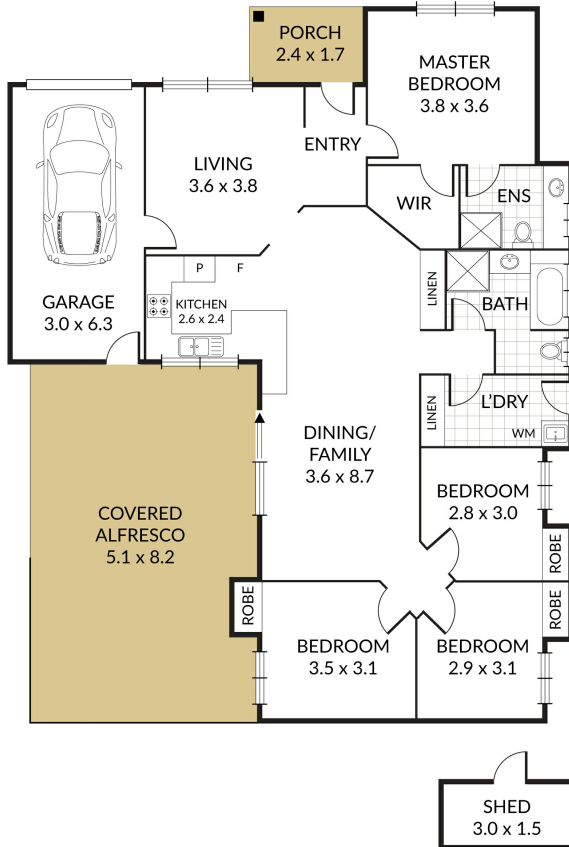
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Internal 179m² External 491m² Total 670m²

11 Tygum Road, **Waterford West**



4 x 2 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.



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.