

**SOLD**

## PERFECT FIRST HOME, RETIREMENT HOME OR INVESTMENT.

Inspection recommended to the genuine buyer. This home was originally designed, as a 3-bedroom home and its original owner deciding to make the 3rd bedroom into a lounge, which could easily be reinstated to a 3rd bedroom with little work if that 3rd bedroom was needed. Located in the popular Birdsville area and located on a corner allotment, just a short distance to the Valley Lake walks.

This Brick and tile home is a one owner, with established trees and gardens, plus single garage under the main roof and because of the corner allotment, with a little landscaping you could have room boats and caravans.

Lovely entrance to the home leads to a large family meals area with gas heating ceiling fan and feature brick wall.

Solid timber kitchen has gas cooking, walk in pantry, breakfast bar and heaps of cupboards. Meals area off the kitchen leads to the outside covered patio area.

A Lounge room off the other 2 bedrooms is a great place to sit and relax or maybe could be turned back in to a bedroom if needed.

Two large bedrooms with the main having walk in robe and en-suite.

Well appointed bathroom plus a huge laundry ideal for a bit of storage.

When they talk about good bones, this is the type of home they are talking about.

RLA 269823

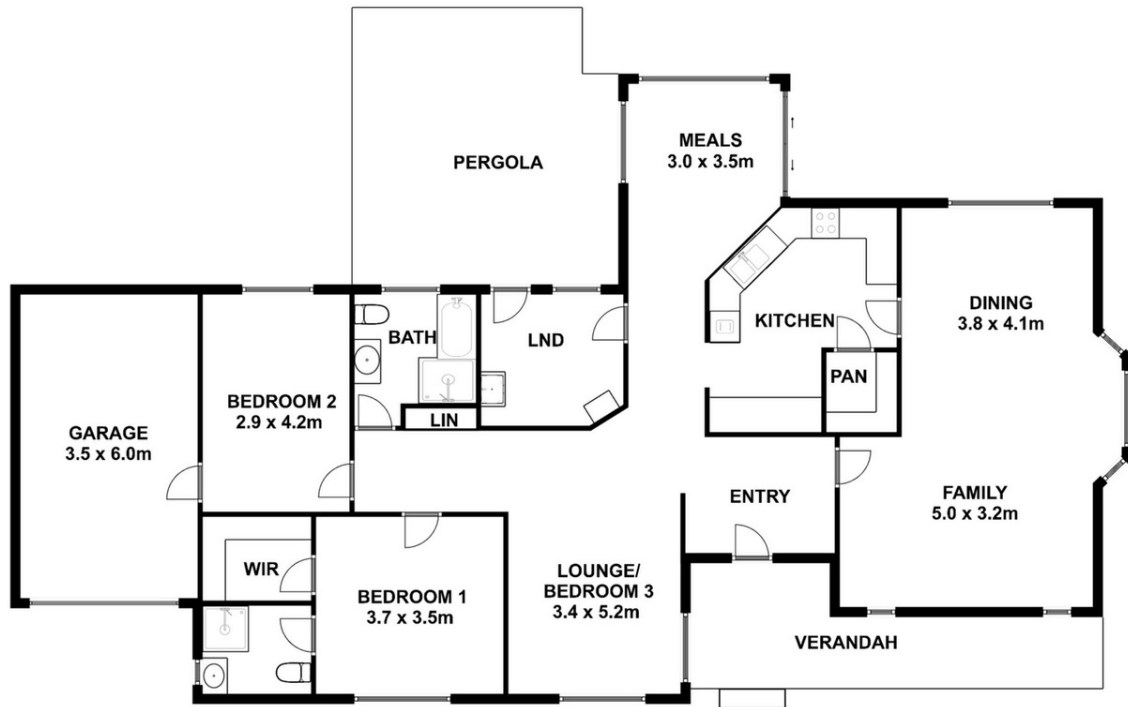
3 BED | 2 BATH | 1 CAR

PRICE:  
\$442,000

OPEN FOR INSPECTION:  
N/A



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Living :	168 SQ.M
Verandah :	15 SQ.M
Pergola :	28 SQ.M
<b>TOTAL AREA :</b>	<b>211 SQ.M</b>

This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

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.