



**SOLD**

## PERFECT AS A FIRST HOME OR INVESTMENT PROPERTY

This is a great opportunity to enter the property market with this fantastic value 3-bedroom duplex, conveniently located just 750m to Padstow Station and shopping village.

Fully repainted and recarpeted recently, it is now move in ready.

On the entry level you have the bright and airy separate living and dining areas, kitchen, laundry, under stair storage with shelving and lock up garage.

Upstairs you will find the 3 spacious bedrooms (2 with built-in wardrobes and 1 with walk-in wardrobe), ensuite bathroom to the master bedroom, main bathroom and linen press.

Outside there is a paved area for entertaining, garden shed for storage, and enough yard for the kids pay in.

### HIGHLIGHTS:

- 3 bedrooms
- 2 bathrooms
- 3 toilets
- split system air conditioning
- lock up garage
- Laundry with external access
- Separate living and dining areas
- Gas
- Land size 254m2
- Council rates \$436.52 per quarter
- Water rates \$171.41 per quarter

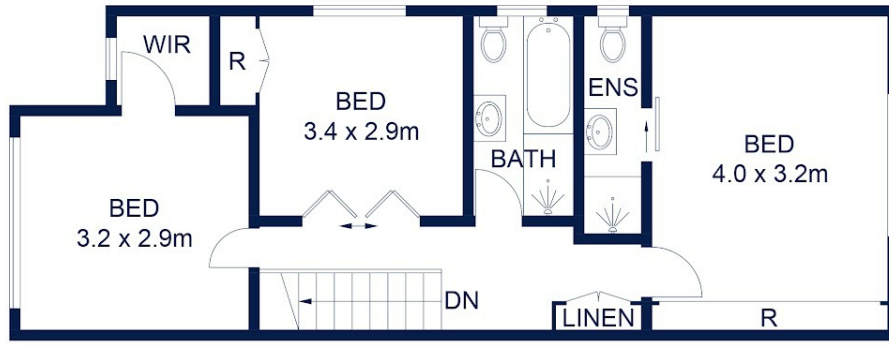
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$935,000**

**OPEN FOR INSPECTION:**  
**N/A**



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FIRST FLOOR



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

18A Davies Road Padstow

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.