



# FOR SALE

## GREAT FIRST HOME OR INVESTMENT

There is nothing not to like about this home. Located in a quiet street on the Aspley side of the rail line and only a short walk to rail and shops, all the hard work has been done and it's just a matter of unpacking and making it home. Features include:

- \* 2 double sized bedrooms with built-ins, fans & air-con
- \* 3rd bedroom or study
- \* Air-conditioned lounge
- \* Modern kitchen with dishwasher & large pantry
- \* Modern bathroom
- \* 2 toilets
- \* Large outdoor room for all seasons
- \* Single remote garage with storage area
- \* High ceilings
- \* NBN connected
- \* 1.5 kw Solar System
- \* Energy efficient hot water system
- \* Fully fenced 409m2 block with landscaped gardens
- \* 5000lt water tank and pump

In recent years, the property has been restumped and has a new roof with insulation. The outdoor room and garage have been council approved.

Stylish living and entertaining, and the location is brilliant with easy access to rail, shops, schools & motorway. Don't delay your inspection as this property will sell quickly.

3 BED | 1 BATH | 1 CAR

### PRICE:

Offers Over \$399,000

### OPEN FOR INSPECTION:

N/A



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**Whilst every attempt has been made to ensure accuracy, floorplans are representative & should be used as a guide only.**

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.