



SOLD

## SOLD BY KAREN PIRIE

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Embrace a blissful lifestyle of ultra-convenience within a stroll of the Broadwater, this neatly presented villa with an oversized 458m backyard provides an idyllic retreat with utmost privacy.

Perfect for downsizers or first homeowners is this single-level villa occupying the northeast corner of a boutique gated complex of 3 duplexes, it features an impressive layout with light-filled living and dining areas extending to a north sunlit alfresco area that wraps around to the main grassed lawn.

The kitchen and bathroom need an update though are neat and tidy. Two bedrooms are on the east capturing the morning sun and overlooking the yard, they both have good-sized robes and the third bedroom has bi-fold doors to the living room and can also be an office or a family room.

- Open-plan living, dining, and kitchen
- Freshly painted and carpeted throughout
- Alfresco off the living room
- Two bedrooms with built-in robes
- The third bedroom can also be a family room
- One bathroom and two toilets
- Separate laundry with yard access
- Large fenced yard, suitable for children and pets to safely play.
- Room for a pool, alfresco structure (stc & bc approval), or an extensive garden
- Private use of approximately 458sm block
- One car garage, one car space, and parking in front of the garage
- 2294sm block with fantastic redevelopment potential
- Zoned medium density, Residential density: RD3
- Boutique block of 6, 3 duplex pairs with remote sliding gate

### Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracy, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.

This property is being sold by auction or without a price and therefore a price guide cannot be

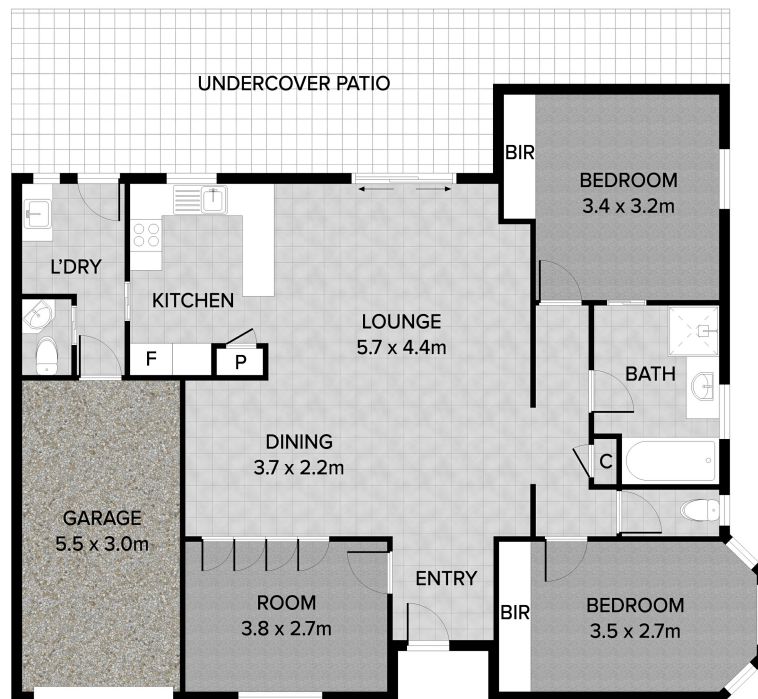
3 BED | 1 BATH | 1 CAR

PRICE:  
\$635,000

OPEN FOR INSPECTION:  
N/A



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All measurements are approximate and for illustrative purposes only. This floorplan is to be considered a general guide only. Interested parties should rely on their own enquiries. Floorplan provided by [www.AshChynowethPhotography.com](http://www.AshChynowethPhotography.com)

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.