



**SOLD**

**OWNERS HEALTH DICTATES IMMEDIATE SALE  
WELL BELOW MARKET VALUE - SOME TLC  
REQUIRED! DON'T MISS THIS ONE!! PRICED TO  
SELL!**

The present owners health requires this home to be sold well below current market value! Located in Banksia Park Estate, location is superb! Just a short stroll takes you to the Tin Can Bay Country Club for a game of golf or bowls, or a short drive takes you to everything Tin Can Bay has to offer, including the foreshore, shops, and Dolphins. It is a W.I.W.O. situation, so what you see is what you get!! The home itself is an impressive 31sqs of spacious open plan living with timber flooring throughout the hallway, kitchen and living, the rest of the areas being carpeted or tiled. The kitchen is extremely spacious with oodles of cupboards. There is a glassed and screened fully enclosed wraparound verandah attached to the main living areas and master bedroom which allows you to entertain without worrying about pesky insects!. There are 4 large bedrms in total - all with built-ins. There are two air-conditioners, one in the living area, and one in the master bedroom. There is plenty of storage space inside the home. There are solar panels, and solar hot water saving you heaps of \$\$\$\$. The garage has an extremely high door - accommodating the largest of 4 wheel drives and even a small campervan!. There is a small garden shed at the back of the garden. The property is fully fenced, thus making it safe for the grandies and furbabies! For the buyer who is not afraid to roll their sleeves up and do some work, this is an amazing opportunity to get the home of your dreams at a greatly reduced price point! View this outstanding opportunity by calling Janet Young anytime! I look forward to your call.

**4 BED | 2 BATH | 2 CAR**

**PRICE:  
\$672,500**

**OPEN FOR INSPECTION:  
N/A**

@realty

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