



**SOLD**

## LIVE THE EASY LIFE IN PEACEFUL AVONDALE

Welcome to your own private little hideaway in the leafy suburb of Avondale.

This spotless villa offers the perfect blend of modern comfort and tranquil living, making it the ultimate easy care home for anyone seeking a peaceful escape from the hustle and bustle of city life.

Step inside this immaculately presented villa and notice the care and attention it has had over the years.

The open-plan living / dining area is air conditioned and flooded with natural light, creating a warm and inviting atmosphere. The spotless kitchen is well equipped for the home chef.

There are two generous bedrooms with a built-in wardrobe in one and a ceiling fan. The large tiled bathroom is updated and in great condition.

As we move towards the outdoor area, you will find a secure parking space in your remote lock-up garage and for the visitor there is another extra spot, along with a perfectly level, compact back yard that will be a breeze to take care of.

In a small setting of just four well spaced villa homes, on a total of 1295m<sup>2</sup> of land, this complex is set way back from the road, providing a sense of freedom, privacy and peace.

The neutral color palette throughout allows you to add your personal touch and create a space that truly reflects your style.

Avondale is a sought-after suburb known for its peaceful atmosphere, family-friendly community, and proximity to all the necessary amenities. You will have easy access to schools, day care, parks, shopping and public transport.

Currently not tenanted, this property offers the flexibility to move in almost immediately or rent it out for a potential rental income of approximately \$460 - \$500 per week.

Don't miss the opportunity to make this lovely villa your new home. It is rare to find such a perfect blend of comfort, convenience, and serenity all in one property.

- Spotless 2 bedroom brick veneer & tile villa home
- Partly updated throughout and very well cared for
- Air conditioned living and dining area w' plantation shutters
- Well laid out kitchen + large tiled bathroom
- One built-in-robe and ceiling fan
- A level, easy care fenced back yard
- Remote lock up garage plus extra car space
- Close to most amenities including transport

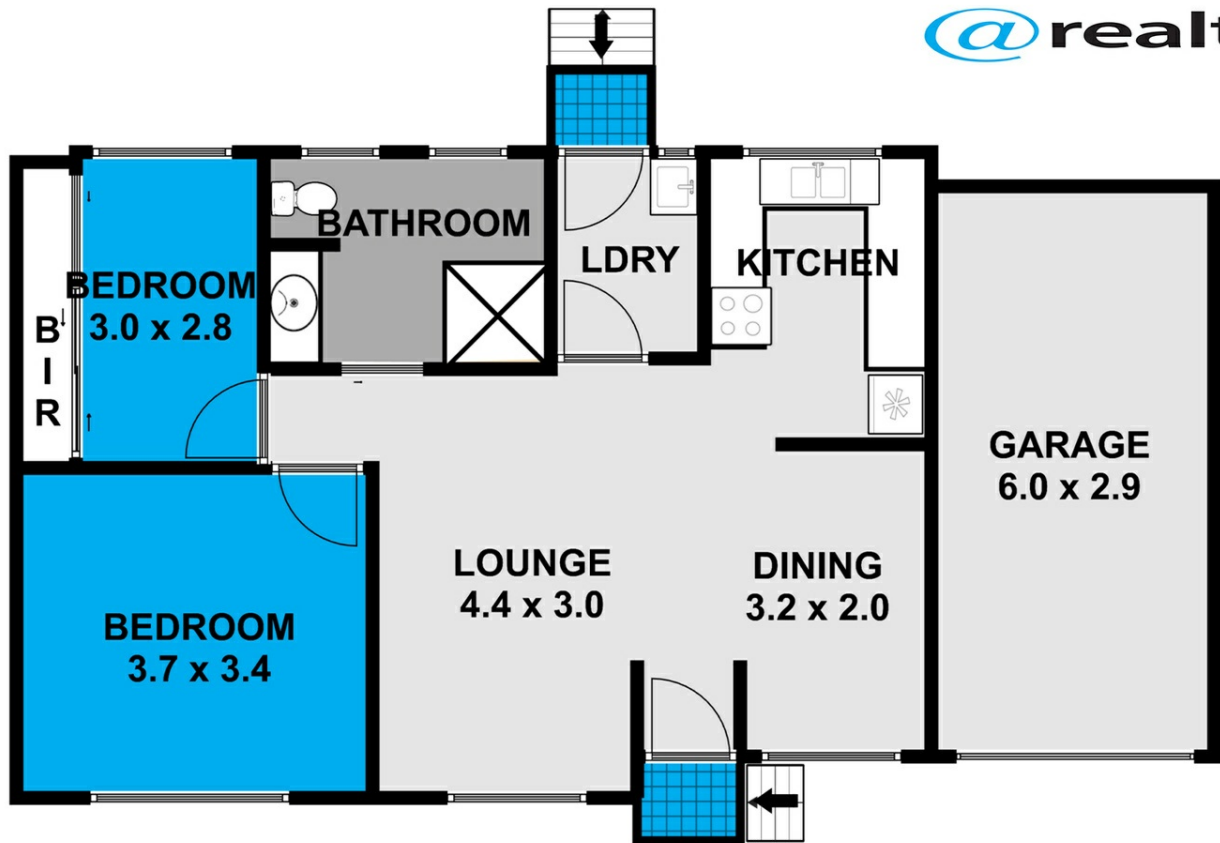
2 BED | 1 BATH | 2 CAR

PRICE:  
\$600,000

OPEN FOR INSPECTION:  
N/A



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1/83 Avondale Road Avondale

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.