



# SOLD

## TOWNHOUSE HITS THE SWEET SPOT!

Discover the perfect blend of convenience with this well-located, lock-up-and-leave freestanding townhouse, tucked away at the rear of a boutique development of only 5 townhouses. Freshly painted interiors make this vacant possession property move in ready for owner occupiers or investors alike.

### Step Inside to Find:

- A well-equipped kitchen featuring a 4-burner gas cooktop, under-bench oven, dishwasher, rangehood, built-in pantry with shelving, sink with draining board and ample overhead cupboards.
- Open-plan dining and living area bathed in natural light, complete with split system air conditioning.
- Private alfresco area with retractable awning for entertaining.
- A functional laundry with overhead storage and direct access to the drying clothesline.
- Two queen-sized bedrooms on the second floor, each boasting large windows for plenty of natural light.
- One of queen-sized bedrooms has a split system AC and double Built in Robe.
- A modern bathroom equipped with a vanity, shower recess, WC and a second toilet on the ground level.
- Parking options with single carport (garage door) off Cato Street and additional tandem off-street parking for two vehicles.
- Gas hot water storage system for efficient and reliable hot water supply.
- Common Building Insurance and General \$500/quarter
- Council Rates: \$1,540.00 Approx.
- Water Rates: \$1025.00 Approx.
- Bob Hawke College Catchment (Public Secondary High School)
- Rental Potential: \$650/week

2 BED | 1 BATH | 1 CAR

**PRICE:**  
\$660,000

**OPEN FOR INSPECTION:**  
N/A



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