



## FOR SALE

### AFFORDABLE, CHARACTER, CHARMING

What a fantastic opportunity to buy your first, as this one-owner home is ready for a new family to create their own memories. Located on a level allotment and within walking distance of schools and shops, this home will tick many boxes for the genuine buyer. Step onto the front porch and enter a lovely entrance area with its step-in linen/coat cupboard, to the left you have a good-sized lounge room complemented by split system air-conditioning, decorative cornice, and ceiling rose, giving this home that yesteryear charm. The kitchen meals area has electric appliances, a great area to sit with family and friends. The home has three good-sized bedrooms, two with built-in robes. Just off the spare two bedrooms is a small family room just the perfect room for kids to enjoy their own space. The bathroom has a modern vanity, a deep bath to soak your troubles away, and a separate shower. A large rear sunroom runs the length of the house and combines a functional laundry and separate toilet. A private rear yard is ideal and safe for children and pets, plus a covered patio area is great for entertaining. There is also a shade house, utility workshop area plus a single garage with a roller door. This attractive home with its solid construction, established trees, gardens, and lawns would certainly impress the genuine buyer. Inspection recommended.

RLA 269823

3 BED | 1 BATH | 1 CAR

**PRICE:**  
\$375,000 to \$395,000

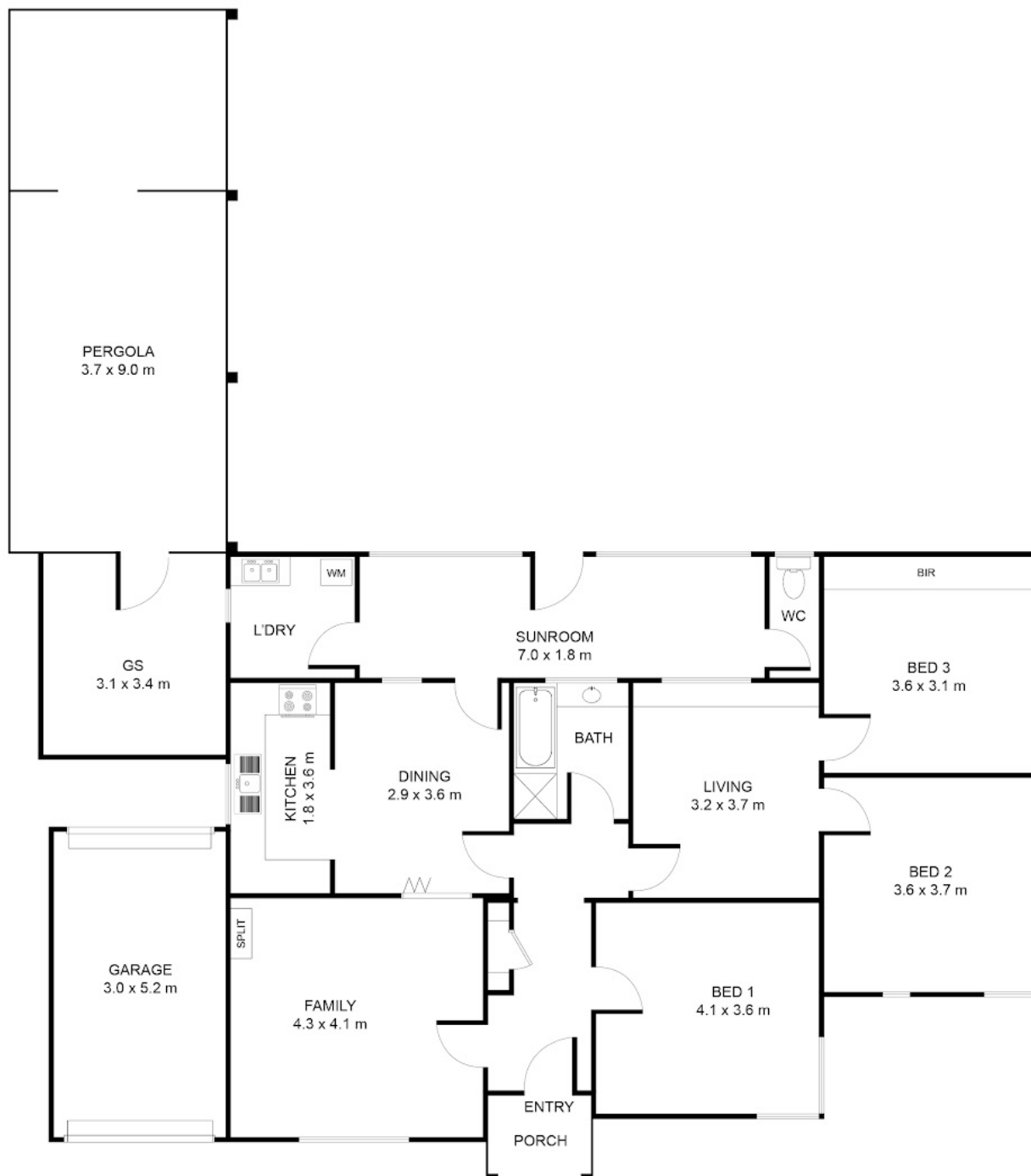
**OPEN FOR INSPECTION:**  
N/A



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This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.



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.