

## FOR SALE

### THE ONE THAT YOU WANT!

This is the one you've been waiting for! Nestled amongst native gardens on a 950sqm corner block, this three bedroom home with ensuite is move in ready and packed with future potential.

Inside, the home has been refreshed throughout with new paint and carpet, giving it a bright and welcoming feel. The kitchen has been updated, providing plenty of storage and generous benchspace. You'll enjoy year round comfort with ducted heating & cooling, but with solar panels and improved insulation you'll also enjoy energy savings all year round!

Need extra room to work, relax or play? The two front sunrooms are perfect as additional living spaces, home office, or even just that additional storage we all look for.

The neighbourhood is just as inviting as the home itself. Surrounded by other renovated and improved properties, this location is perfect for families or anyone looking to invest in an area with strong growth potential.

Sellers are keen to finalise an offer by mid February, so be sure to express your interest early!

#### Features Include:

- Painted Exterior
- Updated Kitchen w/ Electric Cooking + Dishwasher
- Ducted Heating & Cooling + Ventis System
- Fresh Carpet & Paint Throughout
- Generous Lounge w/ Separate Dining
- Original Bathroom & Ensuite
- Solar Panels (1350W)
- Single Garage w/ Attached Single Carport + Shed
- Large Corner Block, Ideal for Future Extension or Granny Flat

#### Key Figures:

Built: 1975  
Living: 117sqm (approx) + Garage/Carport  
Block: 950sqm (approx)

3 BED | 2 BATH | 2 CAR

#### PRICE:

Buyer Interest from \$760k

#### OPEN FOR INSPECTION:

N/A

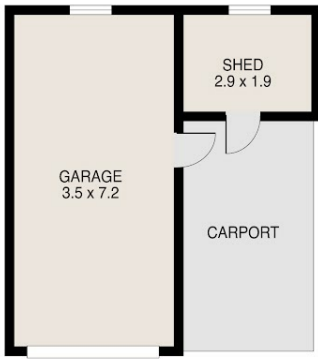


**Catherine Halloran**

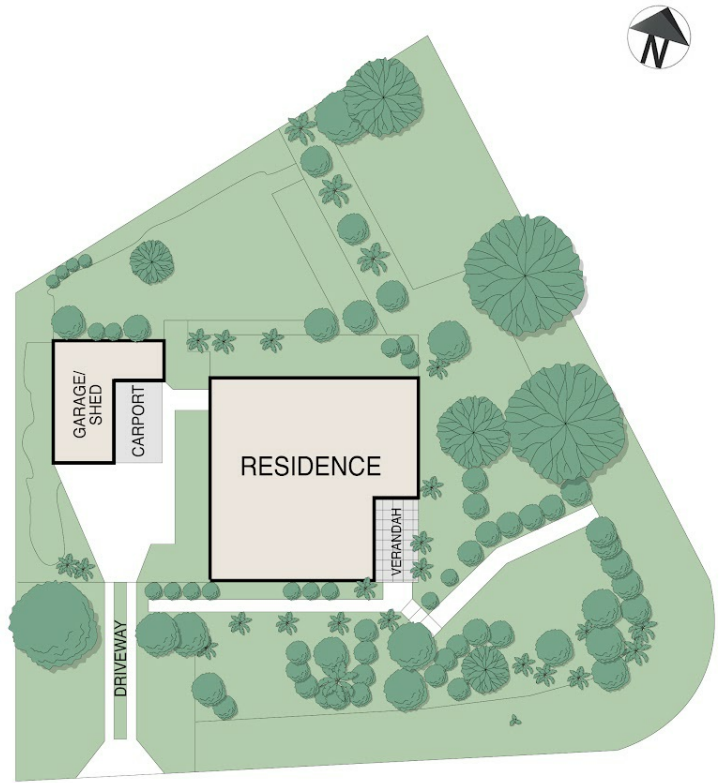
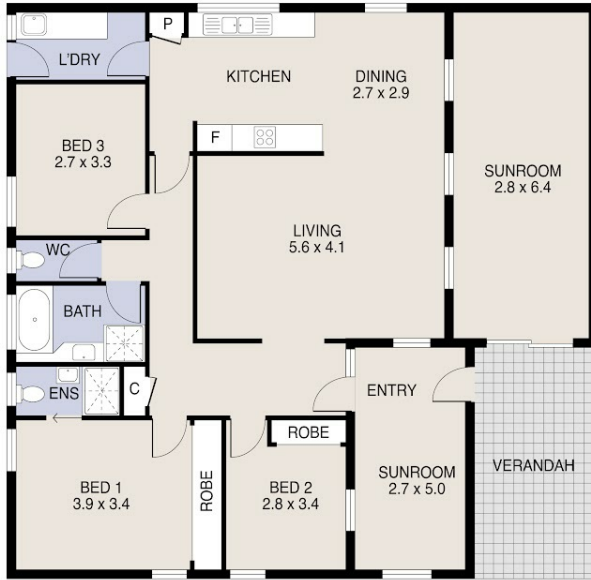
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(Not in Position)



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.