

**SOLD**

## SUPER LOW BODY CORPORATE FEES!

This location can't be beaten. Adjacent to parkland in a quiet cul-de-sac and only a short stroll to the Peninsula's largest shopping precinct - take in a movie or venture further afield with the railway station and bus interchange both within walking distance.

'Rutherglen' offers a private, well maintained complex, predominately 'owner occupied' and surrounded by other quality developments with a low body corporate fee of only \$1,100p.a.

### Downstairs Features:

- \* Open plan kitchen/dining/lounge area
- \* Large reverse cycle air conditioner
- \* Kitchen with ample storage
- \* Main bedroom and ensuite
- \* Internal laundry with large storage cupboards
- \* The living areas flow beyond to the landscaped courtyard
- \* Direct internal access from the single car garage with remote control

### Upstairs Features:

- \* Modern family bathroom with shower and bath, the toilet is located separately
- \* One double bedroom with built in robes
- \* Second bedroom with reverse cycle air conditioner
- \* Access out to a north facing spacious tiled balcony
- \* Four large linen cupboards

These town-homes are tightly held for good reason and this is one of the largest built in the area. Don't delay, email or call Mike for further information and to arrange an inspection today.

Property Code: 1038

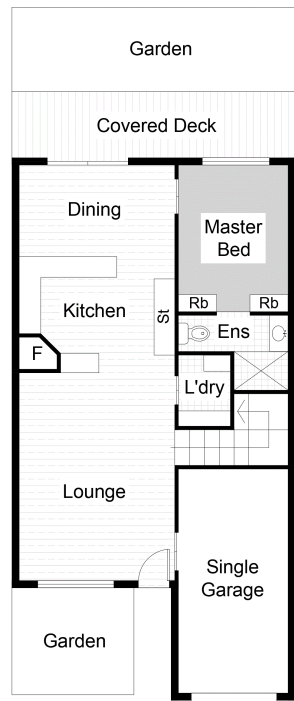
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$325,000

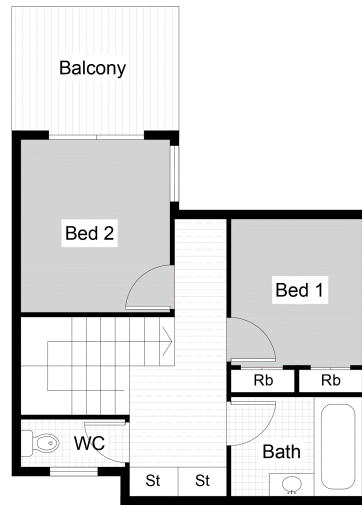
**OPEN FOR INSPECTION:**  
N/A



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GROUND FLOOR PLAN



FIRST FLOOR PLAN



U6 - 65 Dalton Street Kippa-Ring

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.