



# FOR SALE

## MODERN VILLA - FIRST TIME OFFERED TO THE MARKET

Be sure to cast your eye over this lovely 3 bedroom Villa perfectly located in Westminster, a suburb rising in popularity.

SELLER WANTS TO SEE ALL OFFERS

Features you will love:

- \* Big Double garage with storeroom space and remote door.
- \* galley kitchen with 900mm overhead range hood, 5-burner gas cooktop and 900mm underbench oven.
- \* Stone benchtops
- \* Two Courtyard spaces, one for Alfresco, relaxation space: the other one a sunny spot off the laundry for drying.
- \* Big open plan living/dining/kitchen with downlights that perfectly set off these appealing spaces.
- \* Recessed ceiling to Living Room
- \* Split system reverse cycle aircon to open plan kitchen/dining/living
- \* BATHTUB! The large bathroom is also semi-ensuite off the Master Bedroom.
- \* Two toilets. Second toilet comes with handbasin, call it a powder room if you like.
- \* Built-in-Robes to all bedrooms

\*No Strata fees, no Strata meetings, No Strata bank accounts, NADA! 202m2 of Land (approximately) within Lot 2 of Strata Plan 70531; 144m2 of building footprint, including garage

3 BED | 1 BATH | 2 CAR

PRICE:

OFFERS STARTING AT \$600,000

OPEN FOR INSPECTION:

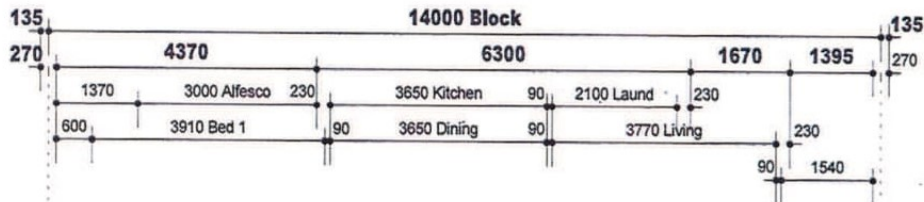
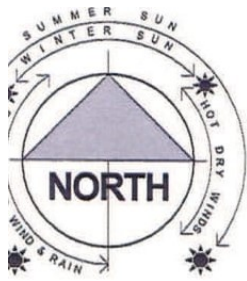
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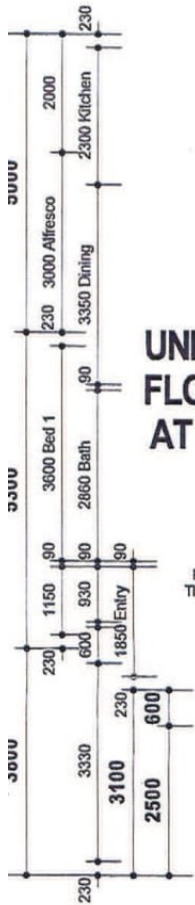
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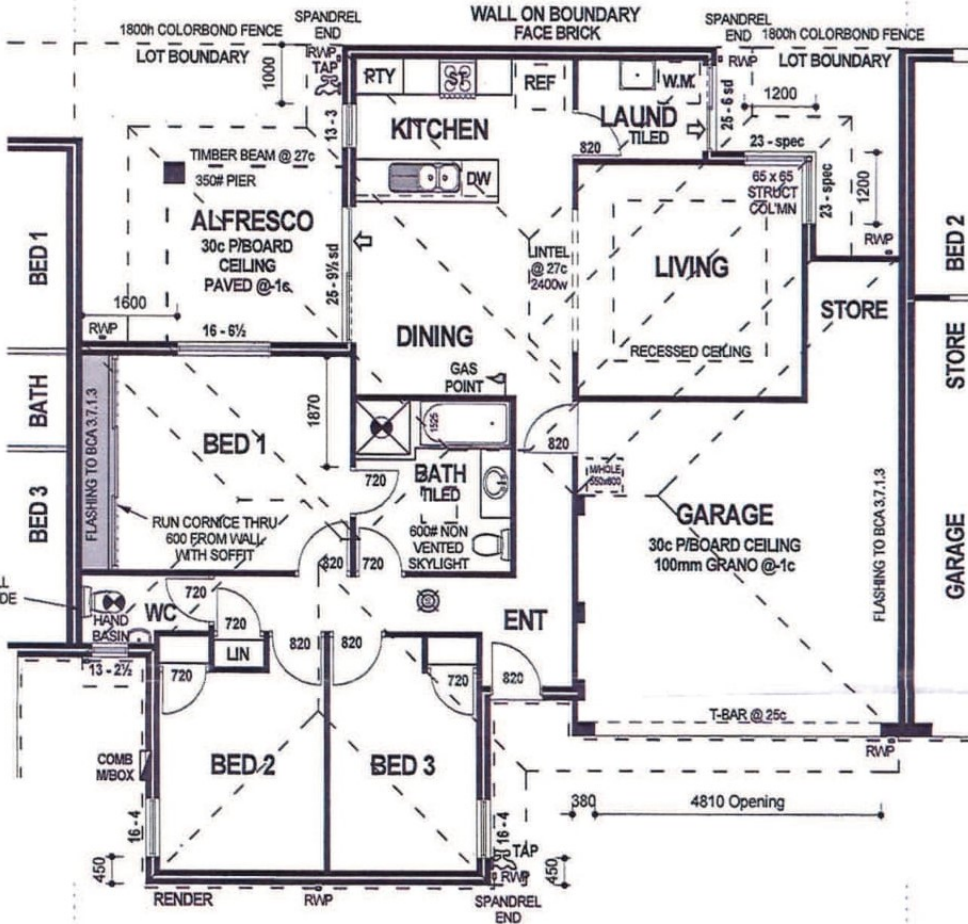
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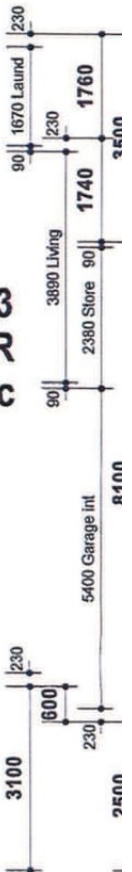
## UNIT 1 FLOOR AT -4c



RESILIENT WALL  
TIES TO BATH SIDE



## UNIT 3 FLOOR AT 00c



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.