



## FOR SALE

### STYLISH VILLA IN PRIME ASHBY LOCATION

Rob Harwood@realty is proud to present this beautifully maintained, stand-alone villa in the heart of Ashby. Perfectly positioned in a tidy, low-maintenance complex of just nine homes, this property offers quality, comfort, and convenience in equal measure.

#### Property Features:

- 3 generously sized bedrooms, all with built-in robes and quality carpet
- 2 stylish bathrooms, including a private ensuite to the master and a separate bath in the main
- Spacious open-plan living and dining area
- Contemporary kitchen with dishwasher, ample storage, and space for a double-door fridge
- Neutral-toned floor tiling throughout the main living areas
- Split-system air conditioning for year-round comfort
- Fully paved, low-maintenance rear courtyard with storeroom and covered alfresco under the main roof
- Extra-height double lock-up garage with rear yard access
- Neat, well-kept complex with very low strata fees of just \$319 per quarter

#### Location Highlights:

Ideally situated close to Ashby Village Shopping Centre, public transport, parks, and schools

#### Outgoings:

Shire Rates: \$1,964 p.a.

Water Rates: \$1,074 p.a.

3 BED | 2 BATH | 2 CAR

#### PRICE:

From \$579,000

#### OPEN FOR INSPECTION:

N/A



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