



**SOLD**

## STUNNING EXECUTIVE TOWN HOME

Set opposite acres of parkland and just 200M from the new Minnippi Golf Course this beautifully presented 3 year old town home will excite the most discerning of buyers. Whether you are looking for a solid investment or a private and secure residence, this property is just right for investors, first home buyers, and baby boomers looking to acquire a spacious upmarket entertainer.

### Features Include:

1. Four bedrooms all on the upper level. Master with ensuite and walk in robe
2. Two bath rooms plus a powder room on the lower level
3. Double lock up garage with remote door and loads of extra storage
4. Chef designed kitchen with 900 gas stove & cooktop, dishwasher, glass splash backs and much more
5. Covered outdoor entertaining area overlooking a manicured garden with plenty of grass for children to play.
6. Quality Porcelain floor tiles on the ground floor for that added luxury look
7. The complex is pet friendly.

The home is fully air-conditioned along with remote controlled ceiling fans. Body Corp is a low \$2080 Per Annum.

Don't miss this opportunity, and as an added incentive the current owners will lease the property back for 6 – 12 months on a solid 5% return to the new owner.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$629,000

**OPEN FOR INSPECTION:**  
N/A



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



13-38 PRESTON ROAD

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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.