

**SOLD**

## THE ULTIMATE LOCK-AND-LEAVE LIFESTYLE

### Property Highlights:

- Modern Kitchen – Sleek stone bench-tops, electric cooktop, under-bench oven, built-in rangehood, under-mount sink, overhead cupboards, and a dishwasher make cooking a pleasure.
- Open-Plan Living – Light-filled dining and lounge area with split system air conditioning for year-round comfort.
- Private Alfresco – Covered patio perfect for entertaining, overlooking a fully fenced yard with privacy hedging and morning sun-soaked lawn.
- Functional Laundry/Scullery – Includes overhead storage and utility space.
- Spacious Bedrooms – King-sized master with sliding built-in robes, plus a second bedroom suitable for a double bed, also with built-in storage.
- Stylish Bathroom – Modern vanity, shower-over-bath setup, and a separate toilet off the hallway.
- Versatile Garage – Single garage with roller door, plus tandem off-street parking under a shade sail. Rear sliding glass doors offer potential for a home gym, studio, or even a third bedroom.
- External Storeroom – Previously used as a computer nook; ideal for storage or a compact work-from-home setup.

Whether you're looking for a lifestyle upgrade, city convenience, or a smart investment, this home ticks all the boxes.

### Other Facts:

- Land Size: 228m<sup>2</sup>
- Council Rates: \$1,895.00 Approx. 2024/25
- Water Rates: \$1274.00 Approx. 2024/25
- Bob Hawke College Catchment (Public Secondary High School)

Disclaimer: This information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquires.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$750,000

OPEN FOR INSPECTION:  
N/A

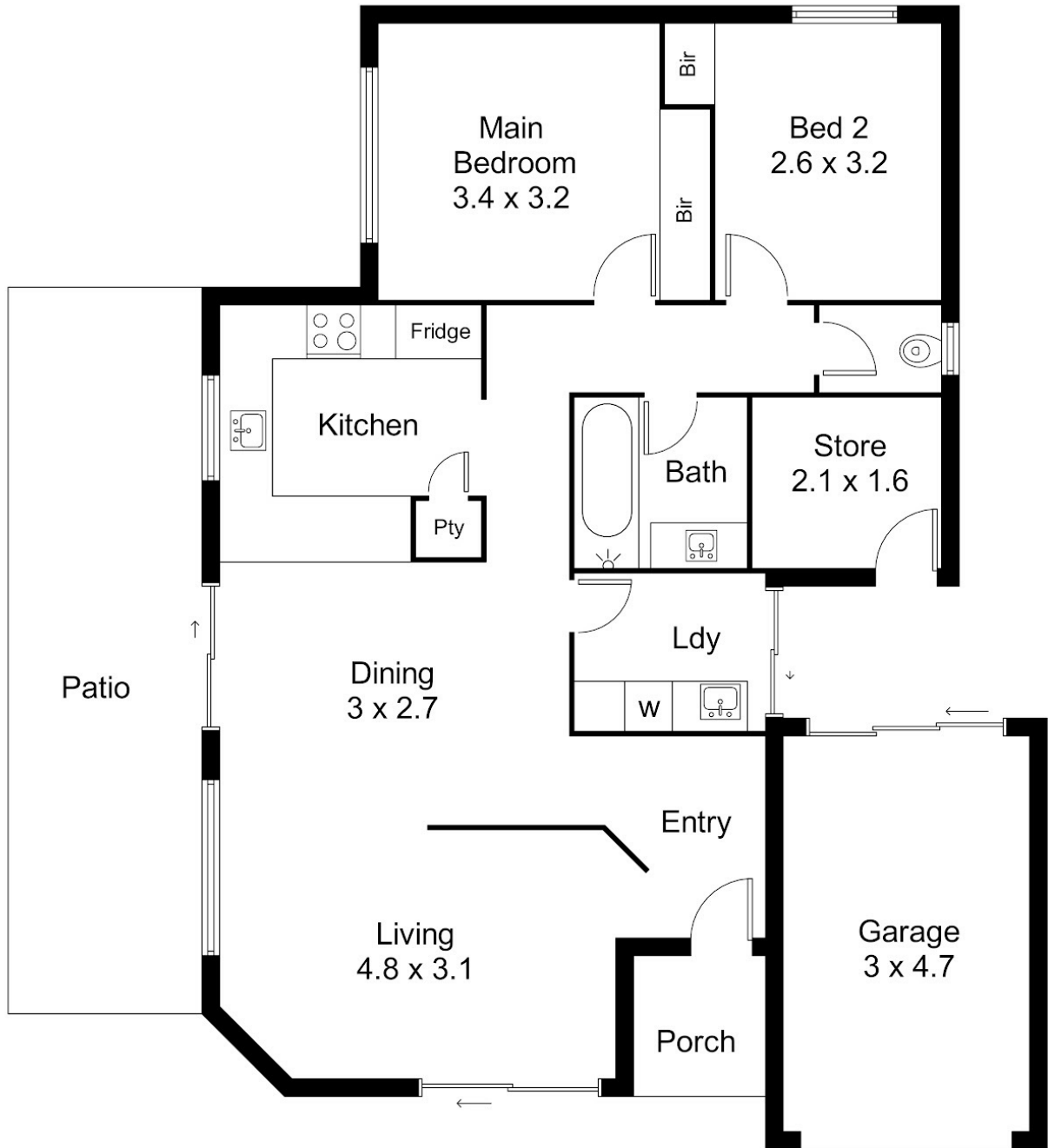


**Shendelle Harding**

0412713911

harding@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



/ for information and guidance purpose only /  
measurements shown are approximate

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.