



**SOLD**

## RENOVATED AND MODERNISED 2 BEDROOM VILLA WITH SPACIOUS BEDROOMS

Step into style and comfort with this beautifully updated 2 bedroom villa, that offers peace of mind, security and a fresh, modern feel.

### Property Highlights:

- 2 spacious bedrooms
- Freshly painted throughout
- New Kitchen – gas stove
- New Curtains and blinds
- New Laundry tub
- New Hot water system
- Low-maintenance outdoor space – ideal for entertaining or unwinding
- Single Lock-up Garage

Pool for Exclusive Use by Kamerunga Villas Only

Proposed Rent: \$500 - \$550 per week

Body Corporate Fees: Approx. \$1,000p/quarter

Land Rates: Approx. \$1700p/half year

Located in a quiet, well-maintained complex, this villa is perfect for downsizers, first-home buyers, or savvy investors looking for a solid property with all the hard work done.

Ready to move in. Large and functional. Just unpack and enjoy!

2 BED | 1 BATH | 1 CAR

PRICE:  
\$422,000

OPEN FOR INSPECTION:  
N/A

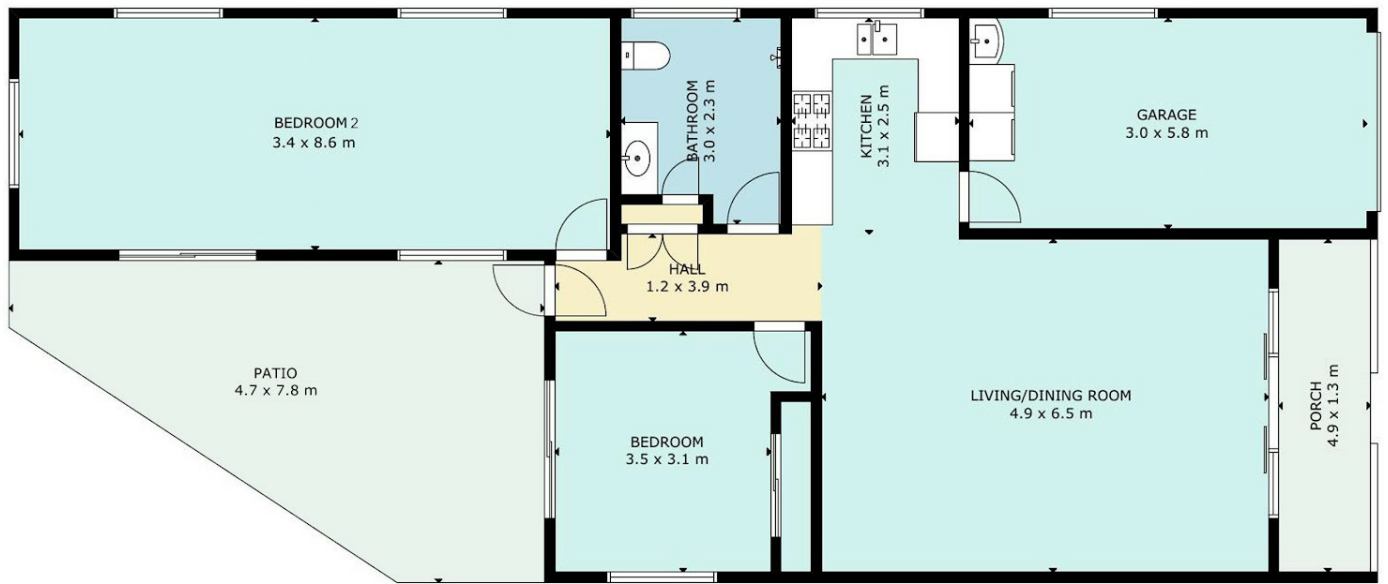


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GROSS INTERNAL AREA  
 TOTAL: 96 m<sup>2</sup>  
 FLOOR 1: 96 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 18 m<sup>2</sup>, PORCH: 7 m<sup>2</sup>  
 PATIO: 26 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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.

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