



**SOLD**

## AFFORDABLE COTTAGE NEAR ROSLYN VILLAGE

If you've been hoping to find an affordable, genuinely charming cottage in a brilliant location, this one deserves your attention. Just 300 metres from Roslyn Village, it offers the kind of convenience that quickly becomes part of everyday life. Its elevated position brings sun from morning to evening, and the front deck makes the most of it - a gorgeous spot where you'll spend hours unwinding, sharing drinks with friends, or simply enjoying the outlook.

The outdoor areas have been thoughtfully redesigned for low maintenance, with the work completed to a high standard. From the deck, you step through the front door into a home that immediately feels special. Timber wall panelling sets a warm tone in the entry, and this character continues through different rooms, including two with feature fireplaces and beautiful wooden ceilings.

All three bedrooms are doubles, though you may choose to use one as a second living space if that suits your lifestyle. The main living room includes a heat pump and built-in shelving flanking the fireplace, creating a cosy and functional hub.

The kitchen and dining area is modern and bright, with skylights drawing in sunlight throughout the day. A tidy bathroom with tiled flooring, shower, vanity, and toilet completes the layout at this end of the home.

In a location where homes are often out of reach for first-home buyers, this one offers a chance to get a foothold. It will also appeal to professionals or investors seeking a reliable property within easy walking distance of cafes, Luna Bar and Restaurant, and the town centre. We strongly recommend making the effort to view.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
**\$540,000**

**OPEN FOR INSPECTION:**  
**N/A**

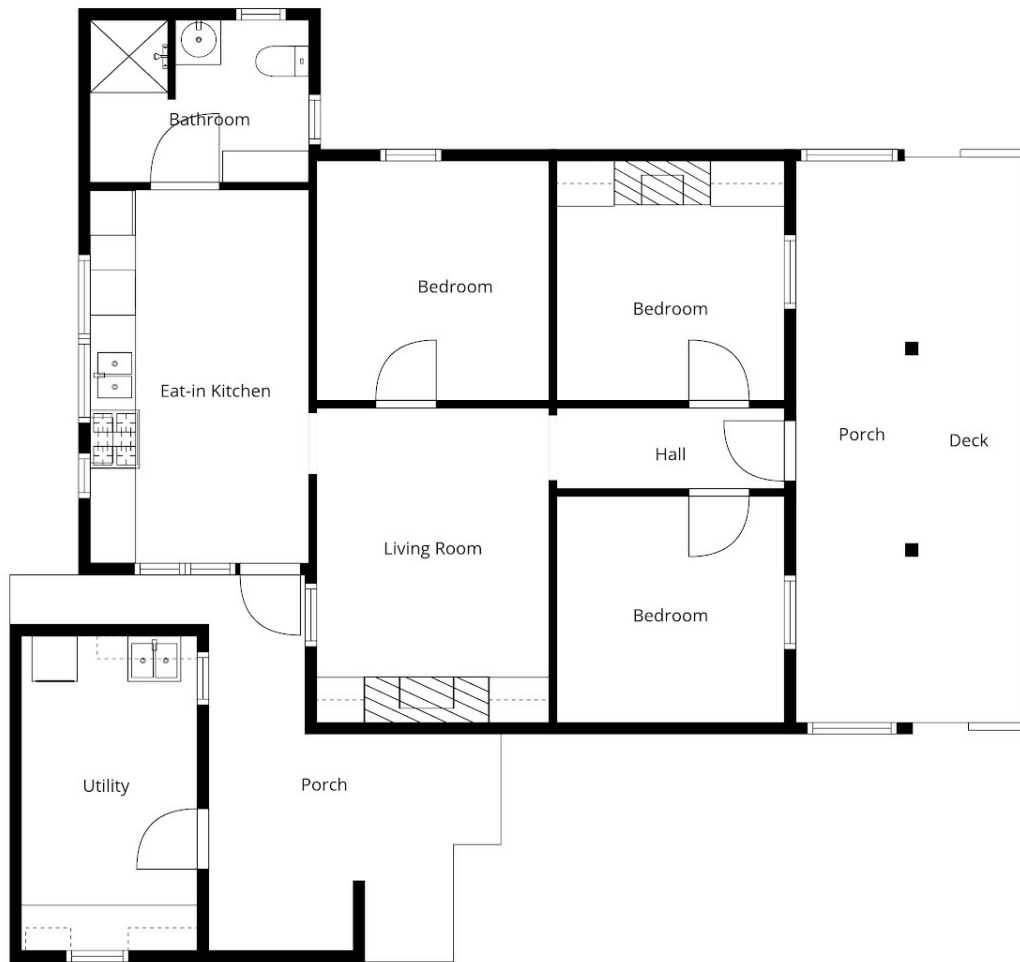


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Sizes And Dimensions Are Approximate, Actual May Vary

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.