



**SOLD**

## PRIVATE, QUIET, ELEVATED AND BREEZY

Welcoming, light filled and airy.

This established three bedroomed solid brick Duplex offers peace of mind and unique choices for new home buyers, investors and retirees alike.

Stunning views overlook Camilleri Park, currently being upgraded with new pathways, trees and seating adding to existing facilities for youth, exercise and dog socialising. Perfect wide open space for the kids to ride bikes. A short walk to the soft sand of Blacks Beach.

The 157m2 property is located on approximately 435m2 of land with a generous yard and side access for bikes or gardening equipment.

Consisting of three good sized bedrooms, the main having an all essential ensuite with walk in robe.

Sliding glass doors to the main bedroom capture all year round, coastal breezes AND THE NEVER ENDING VIEW.

The second bedrooms are both carpeted with ceiling fans and have a central bathroom with a deep bath and separate toilet. Open plan living with a spacious kitchen, brekky bar, dishwasher and quality fittings throughout.

At the entrance of the home is a large room with full length, built in cupboards ideal for a home office, quiet reading room or study for the kids.

The outdoor entertaining area steps straight out off the back of home overlooking the lovely, landscaped gardens and park beyond.

Window locks, air conditioning to living area and main bedroom offer all year round comfort and security.

Drive into the single remote controlled lock up garage .Ample room for bikes or more storage space. including the laundry with direct access to the clothes line and home.

Additional vehicle parking in the driveway . Located on a quiet cul de sac and surrounded by quality homes. Close to schools, bus stop, shopping centres, restaurants, medical centres and so much more. Minutes walk to local beaches.

Rates: \$1,828 per half year

Water: \$102.96 per half

Insurance \$ 1,500 per year (approx.)

Rental Return \$560 to \$620 p/w (approx.)

Disclaimer: All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$569,500

**OPEN FOR INSPECTION:**  
N/A



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**TOTAL: 106 m<sup>2</sup>**

FLOOR 1: 106 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 23 m<sup>2</sup>, PORCH: 5 m<sup>2</sup>, COVERED PATIO: 20 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.