



**SOLD**

## DISCOVER YOUR HAPPY PLACE FIRST HOME BUYERS

Nicely positioned above Mayfield Avenue, this charming brick bungalow is the perfect family home.

With a lovely outlook to prominent Flagstaff hill, this property also features fresh interior colours that create a contemporary and inviting feel throughout.

The sunny, spacious, and very private flat backyard - bordered by a mature hedge - offers an ideal setting for children, pets, and outdoor entertaining. This is a home where families can relax, grow, and enjoy long summer days together.

Conveniently located close to schools and offering an easy commute to the city, hospital, and university, this home combines lifestyle with practicality.

Features include:

- Elevated position for privacy and sun
- Expansive, north-facing views towards Flagstaff with all-day sunshine
- Three adjoining living areas providing plenty of space and flexibility
- Wood burner and heat pump for comfort throughout the seasons
- Three double bedrooms, all with built-in wardrobes
- Modern family bathroom with separate shower and bath
- Separate laundry and mud room
- Ample storage throughout
- Basement garage plus additional off-street parking
- Fully rewired, with ceiling and underfloor insulation
- Fibre internet connected
- LIM report available, including floor plan

Immaculately presented and move-in ready, this delightful property offers an outstanding opportunity for discerning first-home buyers. Make your move today.

For sale by deadline private treaty. Offers to be submitted by 4pm on Thursday 20 November

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

**PRICE:**  
\$636,150

**OPEN FOR INSPECTION:**  
N/A



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