



**SOLD**

## TWO FLATS. ONE SMART LOCATION

Set in a location that makes everyday life easy, this two-flat property offers flexibility and strong appeal. Walk into the city, wander up to Roslyn Village for coffee or groceries, choose from several nearby schools, or pop down the road for a swim at Moana Pool - it's all close, and it all works.

The downstairs flat has been a happy home for the current tenants for the past six years, and they're keen to stay on. Inside, timber floors flow through the hallway into the separate kitchen and dining area. The kitchen is modern and welcoming, with a coal stove that adds visual interest, and doors opening out to the rear section. In the lounge, a fireplace that, while not in use, creates a focal point. Both bedrooms are generous doubles, one with built-in furniture, and the bathroom features a shower over the bath.

An external stairway leads to the upstairs flat, where a wide hallway with timber paneling gives an immediate sense of space. The lounge is cosy with a Yunca wood burner, and the modern kitchen at the rear incorporates the laundry. Both bedrooms are generously sized, with the main bedroom opening onto a sunny balcony - a great spot to enjoy the outlook toward Mount Cargill. Bathroom facilities include a shower and there's also the practical bonus of a separate toilet.

Outside, parking is well covered with a garage, carport, and additional off-street parking.

Whether you're thinking dual investment, home and income, or a way to keep extended family close while maintaining independence, this property offers genuine choice. We'd encourage you to view the property in person. Please get in touch to arrange a viewing, noting that both flats are currently tenanted and viewings will be scheduled in coordination with the tenants.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$703,000**

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



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