



# FOR SALE

## QUEENS PARK AT YOUR DOORSTEP!

Experience effortless living in this prime location directly overlooking the famous Queens Park. This well-maintained, split-level home offers the perfect balance of comfort and convenience for those who value their weekends.

- Prime Outlook: Open-plan dining and kitchen, plus a separate living area opening onto a balcony with stunning park views.
- Easy Care: Brand new roof, brand new carpet, and aluminum windows throughout.
- Space for All: Three generous double bedrooms serviced by a full family bathroom on the upper level.
- Functional Design: Double garage with internal access, including a ground-floor laundry and second shower.
- Low Maintenance: A manageable section designed for those who want the beauty of the park without the gardening chores.

Located at 206 Kelvin Street, this is a rare opportunity to secure a "lock-and-leave" lifestyle in a primary location.

Don't miss out—view today!

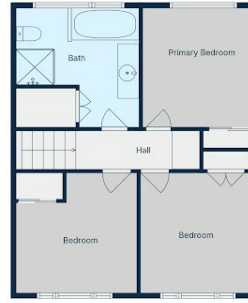
**3 BED | 1 BATH | 4 CAR**

**PRICE:**  
Enquiries Over \$609,000

**OPEN FOR INSPECTION:**  
Apr 18 at 11:00am - 11:30am



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# 206 Kelvin Street Avenal



For Visual Purpose Only  
 Drawings are approximate and to be used for visual representation only.  
 Measurements should be verified by the buyer. We take no responsibility for omissions and errors.  
 This floorplan is provided without warranty of any kind. Sensopia disclaims any warranty including  
 without limitation, satisfactory quality or accuracy of dimensions.  
 Floor Plan by INSPIRE MEDIA WORKS

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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