



# FOR SALE

## SUN-SOAKED BEGINNINGS ON PRINCESS

For the first time in over 24 years, this much-loved home is ready to welcome its next chapter. Lovingly maintained and thoughtfully updated by its current owner, 40A Princess is where pride of ownership meets first-home excitement.

### Privately Positioned, Perfectly Peaceful

Tucked away on a rear section for added privacy and security, this home feels like your own hidden haven - quiet, sunny, and wonderfully sheltered.

### Follow the Sun, All Day Long

With decking on both sides of the home, you can choose your spot depending on the season and the sun. Morning coffee in one corner, evening entertaining in another - effortless indoor-outdoor living.

### Garden to Table Living

A charming garden filled with established fruit trees invites you to pick, potter, and enjoy the simple pleasures of homegrown goodness.

### Modernised, Maintained & Move-In Ready

Updated over the years with care and intention, the home features:

- A modern kitchen ready for your first dinner parties
- Spacious bathroom with room to move
- Excellent-sized bedrooms with built-in wardrobes
- LED lighting throughout
- Heat pump for year-round comfort

Everything you need - nothing you don't.

### Easy Living, Easy Parking

Carport for undercover parking plus ample off-street space for guests, family, or friends dropping by.

### Walk to Schools, Walk to Convenience

Perfect for first home buyers or downsizers, with schools and everyday amenities just an easy stroll away.

3 BED | 1 BATH | 1 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

Apr 19 at 12:00pm - 12:30pm



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