



## FOR SALE

**OWNERS REDUCE PRICE TO GIVE NEW OWNER A FEW YEARS BODY CORP FEES HEAD START BEST VALUE IN BRENDALÉ !**

The opportunity to seize a great start to home ownership is right here in The Grange gated complex! This brick & tile represents SUPER value for tight budgets, and MUST be sold very urgently!!!

This low maintenance package offers an easy lifestyle located ever so close to most much needed amenities. Bus is at the door, and the city train is a few minutes stroll also.

All 3 bedrooms are built-in, and the master has an ensuite attached.

The tenants have just finished a lease and are happy to stay on for the new landlord, or move on if someone buys to live in.

This complex is well established with wide paths and resort style extras, and maintained very well by the management team on-site.

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

**PRICE:**  
\$230,000 - \$240,000

**OPEN FOR INSPECTION:**  
N/A

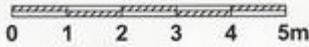


**Col Street**  
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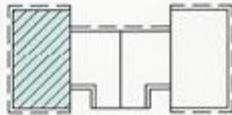
# Merlot



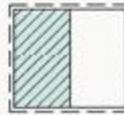
Scale



UNIT CONFIGURATION APPEARS IN CLUSTER D AND CLUSTER B. MIRRORED CONFIGURATION APPEARS ON OPPOSITE SIDE OF CLUSTER.



CLUSTER - D



CLUSTER - B

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.