



# FOR SALE

## MODERN LIVING IN A SOUGHT-AFTER LOCATION.

**UNDER CONTRACT – NO FURTHER VIEWINGS.**

Perfect for Families, First Home Buyers & Investors

Discover the perfect blend of comfort and convenience in this beautifully presented 3-bedroom home. Featuring a newish roof installed only a couple of years ago, durable aluminum windows, and a heat pump, this residence is designed for low-maintenance, modern living.

The thoughtful layout offers a separate, sun-filled living room alongside a dedicated dining area and a sleek, modern kitchen—perfect for those who love to cook and entertain. The bathroom features a relaxing bathtub, while a separate laundry room houses the toilet for added functionality.

Step through the living area to a large, private deck that overlooks a fully fenced yard, providing a safe and spacious environment for children, pets, or summer BBQs. Situated in a prime location with sought-after school zoning, this home is an exceptional opportunity for those looking to downsize, get onto the property ladder, or add a high-quality asset to their investment portfolio.

Key Features:

- \* 3 Spacious bedrooms
- \* Recently updated roof (approx. 2 years old)
- \* Modern kitchen & separate dining
- \* Heat pump & aluminum joinery
- \* Bathroom with bathtub
- \* Separate laundry with toilet

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

**PRICE:**

Enquiries Over \$499,000

**OPEN FOR INSPECTION:**

N/A



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## 48 Exmouth Street Waverley



For Visual Purpose Only  
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Measurements should be verified by the buyer. We take no responsibility for omissions and errors.  
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Floor Plan by INSPIRE MEDIA WORKS

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