



## FOR SALE

### NO MOWING, NO MAINTENANCE, PICTURE PERFECT INVESTMENT!!

Elevated and breezy, fresh and spacious, so many opportunities await with this gorgeous, new to the market, 4 bedroom home. With a double lock up garage under main roof, a 4m x 6m powered shed and a generous lean to off the right hand side, all the toys are catered for. There is also a 3m x 3m garden shed for all the extra bits and pieces. If you like entertaining, there is direct access from the kitchen or lounge areas to the outdoor patio area and of course the carport can be utilised as a second entertaining area if you choose. The home offers two internal living areas with the centre kitchen offering loads of cupboard space, double fridge/freezer area, dishwasher provision, new gas stove, 2 pantries, double sink and brekky bar. Vinyl planking flows throughout the entire home except the bathrooms and laundry which have been tiled. The main bedroom is located to the rear of the home for added privacy. It is extra spacious with mirrored robes, ensuite and sliding glass doors to the patio area. This space is also perfect if you have a business that you would like to run from home as there is direct access up the left hand side of the home and the patio can be used as a waiting area. The current owners are actually utilising this as such. You could even put in a little kitchenette and have a bed and breakfast. There are so many options and extras to this property including, lush landscaped gardens around the entire home, freshly painted throughout, large 3 door cupboard with loads of storage in the garage, Airconditioning throughout except one bedroom, roll down, cyclone shutter blinds to the 2 front loungeroom windows, great street appeal, walking distance to schools, Daycare, shops and sporting facilities, a generous 741m2 block and so much more. Minutes to major shopping centres, bunnings, gymnasiums etc. Genuine sellers downsizing and inviting inspections now. Call Jodie for more information or a private viewing.

Rates \$1,900 per half year

Estimated Rental Return \$760 to \$840p/w

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

4 BED | 2 BATH | 5 CAR

PRICE:

SOLD! AGENT: JODIE COWIN 0407 211322

OPEN FOR INSPECTION:

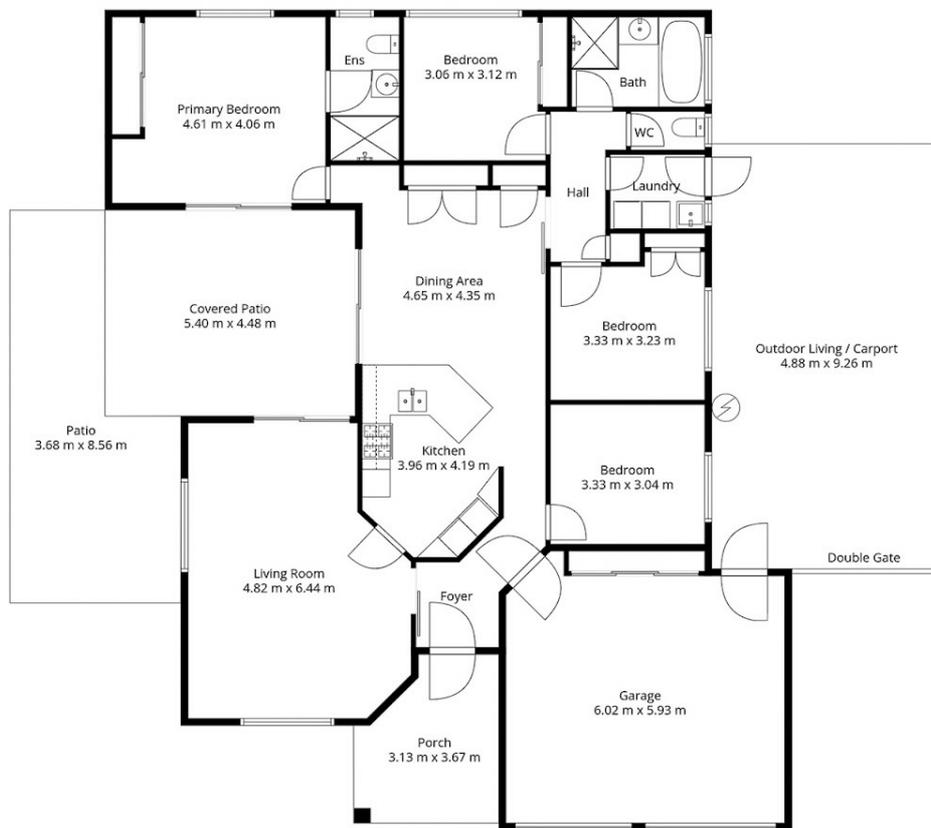
N/A



**Jodie Cowin**  
0407211322

jodiecowin@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



**TOTAL: 173 m<sup>2</sup>**  
 1st floor: 173 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 10 m<sup>2</sup>, COVERED PATIO: 24 m<sup>2</sup>, PATIO: 24 m<sup>2</sup>,  
 OUTDOOR LIVING / CARPORT: 45 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.