



FOR SALE

GREAT BUYING IN BILLAH STREET

This home has just been painted and it is looking great.

There is great family living here, whether for a home buyer or investor, this property 'ticks many of the boxes.'

There are three good sized bedrooms PLUS an additional room that could be an office or single bedroom.

A warm and dry home thanks to a modern and efficient wood burner, being insulated plus having a Smart Vent unit ensuring the home is warm and dry all year round.

There is a separate lounge, separate kitchen/dining, combined bathroom and with 110sqm it feels spacious, complimented by a large section with plenty of privacy in the back section.

- Single garage providing secure vehicle storage
- Private back yard offering space for children to play, gardening, or outdoor entertaining
- Generous 827 square meter section providing plenty of outdoor space
- Wood burner heating for cozy winter comfort
- Broadband internet ready for modern connectivity needs

The substantial 827 square meter section is a real highlight, offering endless possibilities for families who love outdoor space. The private back yard provides a safe-haven for children to play, space for the family pet to roam, or the perfect canvas for establishing beautiful gardens.

Whether you're planning weekend barbecues, creating a vegetable garden, or simply enjoying the space to breathe, this section delivers.

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

3 BED | 1 BATH | 1 CAR

PRICE:
Asking price \$379,000

OPEN FOR INSPECTION:
N/A



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