



# FOR SALE

## SINGLE LEVEL DUPLEX WITH EASY-CARE LIVING

If you've been searching for a property that feels straightforward, needs no work and is easy to maintain - this well-kept single-level duplex delivers exactly that.

Move-in ready and designed for practical everyday living, this home offers a welcoming atmosphere with a neutral modern colour palette, light-filled interiors and a functional layout that simply works. With three bedrooms, built-in storage and ceiling fans throughout, it's a home where you can settle in immediately and enjoy without the pressure of renovations or extra work.

Step outside and you'll find the undercover outdoor area in a fully fenced backyard that is ideal for the pets or children to play securely. The garage and additional off-street parking make everyday life even easier, especially for households with multiple vehicles, visitors or recreational equipment.

Positioned in a convenient pocket of Goonellabah that is handy to local shops, schools, sporting facilities and community services, the location adds another layer of practicality for busy families and those seeking comfortable living without the upkeep.

### What You'll Love:

- \* Single-level, 3-bedroom, brick and tile duplex
- \* Move-in ready with no renovations needed
- \* Light-filled interiors with neutral tones throughout
- \* Built-in wardrobes and ceiling fans
- \* Fully fenced backyard with space for kids, pets and entertaining
- \* Covered outdoor entertaining area
- \* Garage plus additional off-street parking in a convenient location

Whether you're starting out, simplifying life or adding to your investment portfolio, this is the find of property buyers are increasingly drawn to - solid, low-maintenance and easy to live in. Call Robyn Hunt Real Estate now on 0448 448 758 to book your inspection.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

3 BED | 1 BATH | 1 CAR

### PRICE:

\$600,000 - \$630,000

### OPEN FOR INSPECTION:

N/A



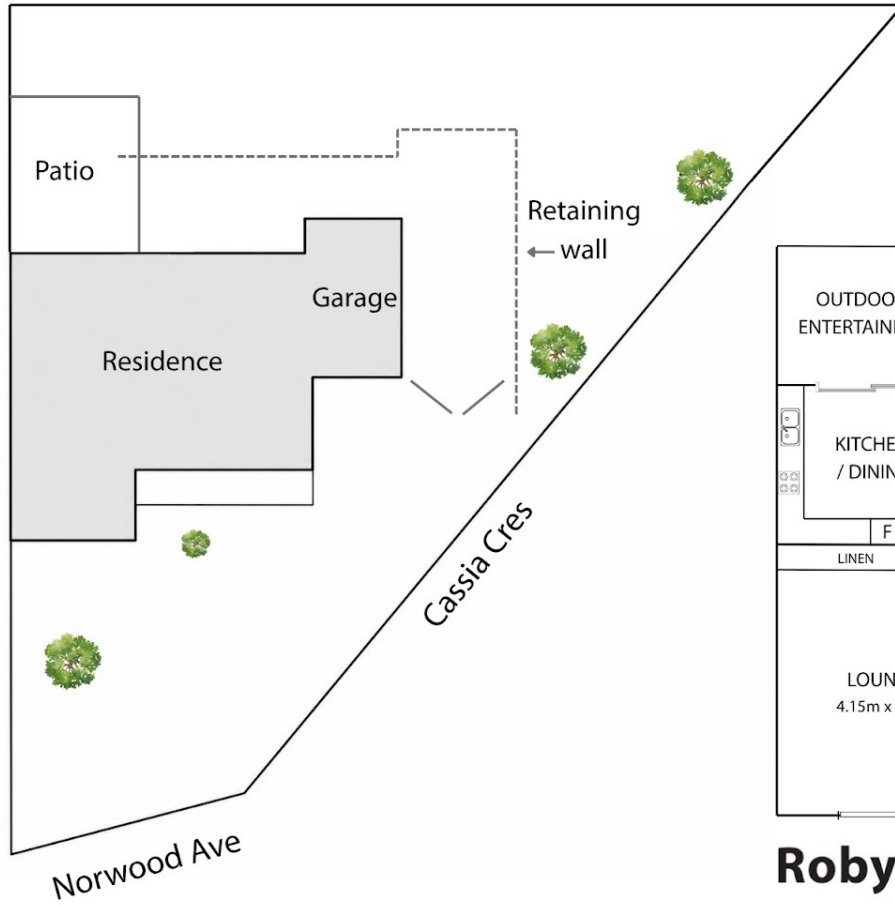
**Robyn Hunt**

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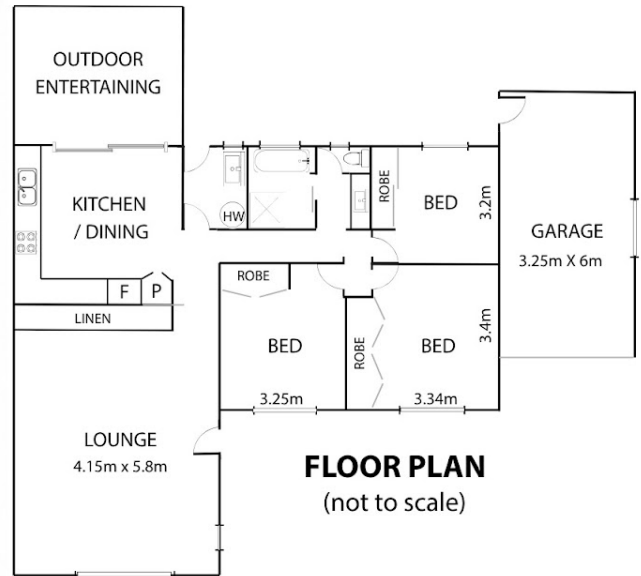
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**SITE PLAN** (not to scale)



2/16 Norwood Avenue, Goonellabah

Boundary lines are indicative only.  
Dimensions are approximate.



**FLOOR PLAN**  
(not to scale)

**Robyn Hunt** | **@realty**  
Real Estate

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.