

# FOR SALE

## SOLID 3 BEDROOM HOME!

Located in the quiet gated community of Cleveland Palms, around 20 minutes from the Fairfield Central Shopping Centre, is this lovely 3 bedroom home on 600 sq. m.

From the front, you'll see a double remote sliding gate in front of a large double carport, whilst behind that is a double tandem garage that can also be used as an entertainment area. Inside is open planned with a combined living/dining and modernised kitchen that features a breakfast bar and plenty of bench and storage space.

There are 3 bedrooms, all with built-in robes, a single bathroom and inside laundry (See the attached floorplan).

The property can be sold walk-in, walk-out, with inclusions such as beds and furniture, refrigerator, washing machine, clothes dryer and vacuum cleaners and tools such as bench drill, drop saw, air compressor and band saw included.

Other great features of this home are:

- A 6kw solar system
- Full Crimsafe security screens
- Telephone signal booster
- Side full length patio
- Fully fenced
- Rainwater and community water tanks.
- Garden shed.

Cleveland Palms is a haven for fishing enthusiasts with an all-weather boat ramp for the exclusive use of residents and their guests. There's also a swimming pool, tennis courts and barbeque facilities.

\*\*Please note, the land at Cleveland Palms is leasehold, not freehold, and is managed by a body corporate with current annual fees of \$5090 which includes Council rates. Because the land is leasehold, normal low deposit mortgages may not be available. \*\*

Buyers looking for a lovely home, in a secure location, at an affordable price, should check out what's on offer here.

Call and arrange and inspection soon.

3 BED | 1 BATH | 1 CAR

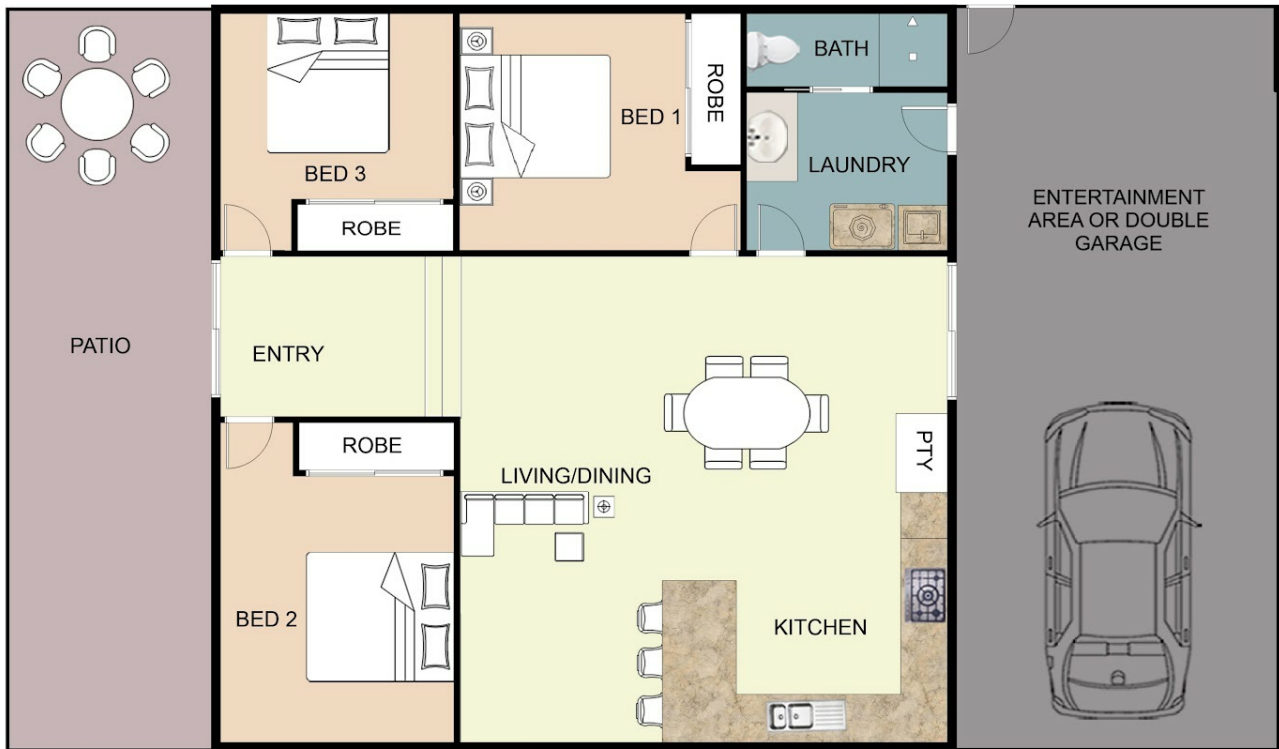
PRICE:  
\$525,000

OPEN FOR INSPECTION:  
N/A



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10 Jones Crescent, Nome

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.