



# FOR SALE

## WHAT A GEM! 3.1.2

Hidden at the back of a centralized townhouse complex, within a very short walk to Coles and Aldi shopping complex, is this three (3) bedroom townhouse backing onto parkland in a very quiet location.

New carpets upstairs, paint, downlights and fans have saved much of the upgrading expense here.

Enter the front door into the lounge room with its many possibilities. To the left is half the lounge room space for your relaxing time in front of the television. To the right, you have a conversation lounge. Alternatively, can't part with your formal dining table? This is the place for it. If you have young children this section could be used as their indoor games area. Facing east creates an atmosphere of light and comfort on those cold winter mornings.

Continue through to a roomy airconditioned meals area where the trees provide a pleasant outlook through sliding glass doors to the balcony. Just the spot to watch the setting sun of an evening. How would you like a large entertaining area at the rear of the property? Use your design skills to establish that enticing outdoor space. The window in the kitchen provides an opportunity to have a servery to the patio when entertaining.

With the galley kitchen at the rear of the property, it overlooks the garden along with the treed outlook of the park behind the fence. All one would need completes this work station in cupboards, bench space, a pantry, new gas stove and dishwasher. Want the latest trendy kitchen? This is your chance to fill that desire and make it yours!

Upstairs you will find that the built in bedrooms complete with fans are all very spacious. Along with an air-conditioner, in the Master bedroom it also boasts a balcony overlooking the park, where one can relax with a good book and enjoy the ambience..

The bathroom is pleasing to the eye with a bath, shower, vanity unit and w.c. Two small cars can easily fit in the double lock up garage. There is also another car space for a visitor to park in front of the building.

This townhouse has been much loved for many years by the Owner and her beloved whippet. O yes, plenty of yard space here for your pet, or a great vegetable garden for the in-home chef. You

3 BED | 1 BATH | 2 CAR

PRICE:  
Offers from \$850,000

OPEN FOR INSPECTION:  
Jul 4 at 10:30am - 11:00am



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