



## FOR SALE

### 4 FOR THE PRICE OF 3!!

While it is still hard to find your dream home, imagine finding this little gem with a bonus bedroom. That's right 3 bedroom homes in this area have been selling for the same price we are seeking for this 4 bedroom home on 700sqm in a quiet cul-de-sac.

The owners have made a great effort to clean up the house with new carpets and painting through-out so there is less for you to worry about when you move in, or your new tenant moves in. Plus there is a brand new Reverse Cycle Air Conditioning system installed.

This area is in demand as it is less than a Kilometre from the Kelmscott train station and shopping district. So don't think about it too long because you might just miss out. Contact Rob today or we'll see you at our upcoming home open!

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 advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

4 BED | 1 BATH | 1 CAR

**PRICE:**

Offers From \$699,000

**OPEN FOR INSPECTION:**

N/A



**Rob Hamilton**

**0410993113**

[robhamilton@atrealty.com.au](mailto:robhamilton@atrealty.com.au)

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