



FOR SALE

PICTURE PERFECT RANCH WITH ADDITIONAL INCOME POTENTIAL

Picture perfect, both inside and out, is this lovingly presented family home with the WOW factor! Upon entering the home you will be greeted by a generous "L" shaped formal lounge and dining room, with character feature brick wall and ambient, wood burning fire place - ideal for cosy nights at home.

There is a colonial kitchen with gas hot plates, rangehood, electric wall oven and dish washer with an adjoining eat in meals area and family room.

At the rear of the home are 3 generous bedrooms, including master with bay window, full ensuite and walk in robe, and all bedrooms have near new carpet and built in robes.

There is a central bathroom with corner bath and seperate toilet.

For additional income, parent or teenage accomodation, the double lock up garage has been converted into a comfortable apartment, with bedroom, bathroom, lounge and kitchenette, but could easily be converted back to garage if desired.

Additional features include: gas ducted heating, LED lighting, 3,000 litre water tank, undercover pitched pergola with built in BBQ, garden shed, low maintenance manicured gardens and brand new color bond fencing.

INSPECTION WILL IMPRESS THE FUSSIEST OF BUYERS!!

3 BED | 2 BATH | 0 CAR

PRICE:

negotiable over \$438,800

OPEN FOR INSPECTION:

N/A



Angela Brosche

angelabrosche@atrealty.com.au

www.atrealty.com.au



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.

6 Hoya Court, Cranbourne North