



## FOR SALE

### WORK FROM HOME + 4 BEDROOMS!

Enjoy the perfect setting for entertaining and relaxing with this ready to be lived in home. Located in a quiet little pocket of Waterford West, close to schools, shops, parks, public transport and more. This low-set solid brick property gives the new owner the opportunity to work from the comfort of their very own home! The enormous office space with an entirely separate entry is a major attraction to anyone aspiring to or currently operating a home business. This area has been fitted with the required internet cabling along with ample windows to allow for natural light and airflow for your comfort.

Featuring 4 bedrooms, generous separate lounge and dining, a bright open kitchen area, fans and security screens throughout - it really is a perfect address to call home and that's before you even step outside and discover the main attraction. The land parcel is 647m<sup>2</sup>, fully fenced incorporating a large garden shed, water tanks, established easy to maintain gardens and a covered entertaining area. On top of all this the side access is a feature for those who love their boating or have a trailer of some sort. You will rest easy as it is safe and secure behind your fence line - this is the house you've been looking for!

All the work has been completed and the property boasts new carpet throughout as well as being freshly painted - It's like a new home! Living will be easy, cool in summer, cosy in winter with the air condition systems and solar power just to sweeten the deal that little bit more.

Call today! Alana Spencer 0421 200 315 or Roz Abrahams 0413 07 07 07

#### Extra Features:

- Side access
- Garden Shed
- Friendly, quiet street
- Sought after location
- Great size home
- Large block
- 2 x water tanks
- Solar power
- Fully fenced
- Separate living areas

4 BED | 1 BATH | 0 CAR

#### PRICE:

Offers Over \$335K

#### OPEN FOR INSPECTION:

N/A



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