



SOLD

PERFECT STARTER

Phone your local agent Tricia 0457 314 206

Starting out, downsizing or an ideal investment.

On the high side of the road and a corner block sits this gardener's delight. The home offers 3 good sized bedrooms. The master bedroom is a generous size with built-in robes. An updated kitchen is centrally located with a Smeg cook top. Positioned close to all amenities, Happy Valley shopping Center, McDonald's and a convenient walk to the bus stop. Polished floor boards throughout the property, a new gas wall heater, plus a split system air conditioner for year round comfort.

14 Solar panels to keep the costs down and a garden shed are just some of the many extras on offer

Just waiting to be bought. Take advantage now.

3 BED | 1 BATH | 1 CAR

PRICE:
\$325,000

OPEN FOR INSPECTION:
N/A



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2 York Street, Happy Valley

Garden Shed

DISCLAIMER

This drawing is AN ARTISTS IMPRESSION ONLY and for ILLUSTRATION PURPOSES ONLY.
(Drawing is not necessarily to scale)

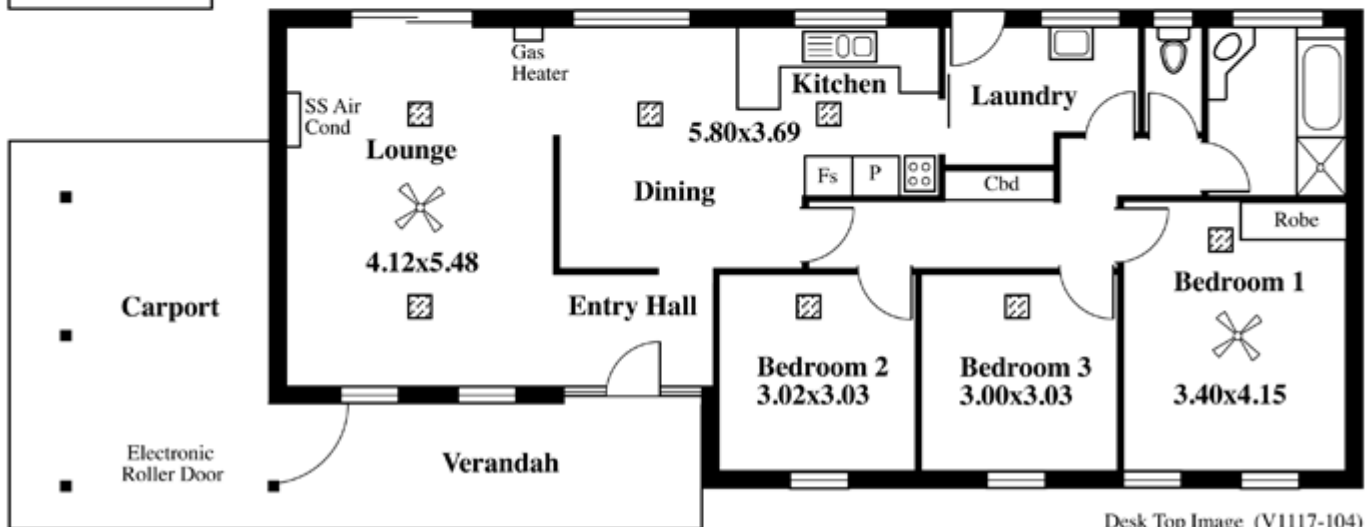
Every endeavour has been taken to verify correct details
The drawing and the information contained is NOT intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.

LEGEND

- ☐ Sky light
- ▨ Air cond ducts
- ▩ Heat ducts

TOTAL AREA: (Estimate Only)	112.02 m ² / 12.04 sqs LIVING AREA ONLY
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Rwt



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.