



## FOR SALE

### NEST IN OR INVEST IN ! (IT'S SMART EITHER WAY)

Set back conveniently from the service lane, providing easy access into and from it, this street-fronted, well-located unit will suit first-nesters, empty-nesters and investors ! Relax in its carpeted lounge. Or potter around in the modern kitchen which includes pantry, gas-cooking and rangehood. Or chill out in the much sought-after north facing backyard with its paved pergola.

Both bedrooms have built-in robes and the modern bathroom has a shower and bath. And for your year round comfort there's a split system air conditioning each in the lounge and in the main bedroom and there's gas ducted heating all throughout.

The lock-up garage, although single, is somewhat bigger than normal. There's another car space on its separate driveway plus there's ample on-street parking on the service lane for your visitors.

Located just opposite the beautiful Braeside park and the Southern Golf Club, within few minutes' drive to St Mark's Primary, and the bus stop to the popular Parkmore Shopping Centre, Keysborough and to Mentone beaches just a few metres away.

Currently tenanted at approx at \$330-\$340 per week, this unit is available to live in or let out.

Make sure you inspect this one!

2 BED | 1 BATH | 3 CAR

PRICE:  
\$405,000

OPEN FOR INSPECTION:  
N/A



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