







Available now to move in! Your home sweet home. Great Investment opportunity as well.

If you are looking for a home to eventually downsize and retire to, and be independent, this could be the perfect place for you. Put your own creative stamp on it or just enjoy as is. For the investor it offers a neat, low maintenance investment house which has never had a problem being rented.

Situated in a perfect location, this quaint 3-bedroom red brick house with its charming white picket fence, and arch, gives you convenience and accessibility to a multitude of services and venues, suiting most interests, occupations and educational needs.

Only minutes from the ring road, it is 10 mins drive to both the hospital and university and 400m to ambulance, fire

3 2 615m2

Price	SOLD
Property Type	Residential
Property ID	848
Land Area	615 m2

Agent Details

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Office Details

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ALAN CORNICK

brigade and police. It is in close proximity (50 m) to the nearest bus stop, yet only a quick 5 min walk to the popular Willows Shopping Centre and nearby cafes and cinemas. For the fitness conscious, the River Precinct with communal recreational swimming pool and river walk is only a 10 mins walk away. There is also quick access to the university and hospital via the bikeway across the river. For the keen golfers it is only 5 mins to the Willows Golf Course. It all speaks to having a great lifestyle.

The house itself is constructed of low maintenance brick. All bedrooms have air conditioning. There is a split air conditioner in the third bedroom and lounge/dining. Efficiently, this also keeps the kitchen cool. The remaining bedrooms have room air conditioners. The master bedroom with ensuite is cosy and quiet. There is a separate toilet and bathroom for guests as well as an internal laundry. The neat kitchen has a pantry. For those who are security conscious, have peace of mind as each external door has Crimsafe mesh.

A cement driveway leads to a solid garage of masonary construction which potentially could be fitted out to be a granny flat or extra bedroom in the future. As it is, the garage is perfect for the car or boat or storage of those items you cannot do away with yet. In addition, a carport provides undercover shelter for 1 car, but there is room for 3 more and with a little roof expansion would keep all under shelter. This area can easily house the caravan. It is fully fenced (high at back and sides) and has a garden shed. The house also has a lovely yard with potential for growing veges if you are a green thumb.

Available NOW for you to find that much needed accommodation at a price you can afford!

Perhaps with a mind to retire in the near future to a low maintenance home with easy access to convenience and lifestyle, this property could be perfect for you. INVESTORS TAKE NOTE - While it is currently untenanted due to owner

wanting to sell, it was bringing $345 week. PLEASE CALL ERROL BARTKOWSKI PH 0400 275 351 TO ARRANGE INSPECTION.

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