

## Exquisitely finished modern home

Price : SOLD

3  2  4 



Presenting this exquisitely finished 3 bedroom home, the home offers a great opportunity for a first home buyer or for a keen investor wanting to add to their portfolio as it is perfectly priced, and the home is ready to move straight in with nothing to do! When entering the house you are greeted by beautifully polished floor boards which flow throughout the entire living area. There are two large bedrooms found at the front of the house, both the beautiful polished floor boards and ducted evaporative servicing the rooms they both also offer large built-in wardrobes. The third bedroom is located at the rear of the home with carpet and its own evaporative cooler.

The bathroom is centrally located, with a shower over the bath, beautiful white vanity and a lovely white cupboard. The toilet is conveniently located in a separate room next to the bathroom.

The older styled kitchen is very functional but also offers a great space for the motivated renovator to install a good sized new kitchen in the space. The kitchen also has a large walk in pantry and also a linen closet next to this area offering plenty of extra storage space.

The house offers two living spaces, the first is located adjoining the kitchen offering an open plan area with the beautiful polished floor boards throughout this area as well. There is a large reverse cycle air-conditioner servicing this area to ensure you are comfortable all year round.

The second living area is located at the rear of the house, the area is located on a different level to the front of the house and offers a lovely large open tiled area. This area looks out onto the lovely grassed back yard. Attached to this room is the large laundry area, which offers a second shower, hand basin and ample space for large storage to be installed.

The back yard offers nearly everything you could ask for, it has a large well maintained grass area, a carport area that you can drive from the front of the house through to the back and also rear lane access. There is a large 22,500 Litre rain water tank connected to the house, which is plumbed to service the house taps as well. To ensure your power bills are kept to a minimum the house has 3.5 kw solar installed, also Solar hot water with two large hot water tanks connected to ensure you never run out of hot water.

Also in the back yard are two large concrete floored sheds, they are located side by side with one being approx 8m x 6m and the other being approx 6m x 6m, offering ample storage and work space. There is also a smaller open shed located in the yard offering even more storage space.

Since most of the work has been done to the house and yard it is priced to sell this one will not last long. Approximate potential rent of \$250 per week.

Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative

Property ID 5996472

**Schute Bell**  
Property



**Sydney Office**  
Ph: (02) 9892 0700  
[www.schutebell.com.au](http://www.schutebell.com.au)

