







No rear neighbours, quiet cul-de-sac great for the kids and layout ideal for home business

5 3 1 610m2

Amber Fox is excited to present this little money spinner to the market positioned in a lovely cul-de-sac just a walk to shops and school. You needn't even enter this home to get a feel for the sleek living you could be enjoying because the street appeal is scrumptious. And if you've got loads of family or want loads of income opportunities, then an inspection is a must of this refurbished massive home with a 2 bedroom self-contained granny flat.

The main house boasts 3 generous bedrooms all with built-ins plus a separate study ample for a 4th single bedroom. The master offers a walk-in-robe and ensuite and is fit for a king ... sized bed that is! There are 2 huge living areas. One is an L-shaped formal lounge and dining, and the 2nd is a family room off the kitchen with dishwasher and loads of bench space, both of which are air-conditioned making for a very comfortable existence. But when you get sick of the luxury of A/C, why not take a dip in your sparkling inground pool with lovely stone features and sit in your large undercover patio area which overlooks the pool and grass area adequate for a swing set and a kick of soccer, plus room for pets of course. Whilst outside, there is a generous shed hidden to one side of the house offering plenty of space for storage. And the roof has been cleaned since the photos were taken so there isn't a thing to do!

The completely separate granny flat is at the front of the house and has its own entry. It offers 2 single

Price	SOLD for $587,500
Property Type	Residential
Property ID	54
Land Area	610 m2

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bedrooms/study areas, a tiled living area and kitchen, plus its own bathroom and laundry. This would suit your grand-parents as it's all on one level, teenage kids, home business (STCA) or you could rent the rooms out individually for a lucrative side-income. Being so close to the University, new YOUI head office and only a short drive to the Hospital, tenants are a plenty and opportunities are brewing. Whatever your lifestyle or intentions, this property offers a diverse range of options and is a special and unique product in the area not to be overlooked.

There are 23 panels of solar power and a new hot water service, plus the pool pump and filter were replaced in the last couple of years so there's not a cent to spend, and with such a comprehensive solar offering, there's possibly even more money to be saved! There's a single carport to the side of the home, side access, and provision for a sail out the front, plus plenty of lawn behind the fence for extra cars if needed.

To review:

- Main house with 3 bedrooms and study, 2 bathrooms all in modern finishes
- 2 large living areas with A/C
- Natural Timber Venetians Throughout
- Self-Contained Granny Flat offering 2 rooms with blockout curtains plus living, kitchen and joint bathroom/laundry
- Modern tiled flooring in living spaces and carpet in bedrooms
- Solar power, shed, side access and carport
- Quiet cul-de-sac location within walking distance to shops and school
- Low maintenance, not a thing to do. Roof cleaned since photos taken as an added bonus.
- There won't be a guest or resident who isn't wowed by the feel of this home!

It is truly an executive home with a stylish feel and finish, with loads of options for living, so we look forward to seeing you here soon to take hold of the opportunity that awaits.

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