

Under Contract



3 Bowman Street, Crystal Brook



## Solid Home in a Prime Location

Positioned in one of Crystal Brook's most desirable pockets close the main street, this well-built residence delivers a comfortable and functional lifestyle with plenty of space to enjoy.

This well-constructed residence features two generously sized bedrooms, both complete with ceiling fans and carpet underfoot. The main bedroom is further enhanced by a split system air conditioner and built-in robe for added convenience. To the rear of the home, a separate flexible space offers scope as a study, hobby room, or additional storage area, ready for a touch of renovation to unlock its full potential.

Designed for easy everyday living, the lounge area is fitted with a split system air conditioner and flows seamlessly through to the dining space. The adjoining kitchen retains its classic charm while remaining highly functional, equipped with an electric stove and stainless steel sink.

The central bathroom is neat and practical, featuring a shower, bath, vanity, and a separate toilet. Additional internal highlights include a dedicated laundry with a stainless steel wash trough and a linen cupboard providing valuable extra storage.

Outside, the property continues to impress. A single garage under the main

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<b>Price</b>	\$355,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12133
<b>Land Area</b>	1,013 m <sup>2</sup>

### Agent Details

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roof offers secure parking, while a 6.1m x 2.9m\* shed with concrete floor and power provides excellent workshop or storage space, complemented by an additional garden shed.

Set on a generous 1,013m<sup>2</sup>\* allotment, the grounds feature an established and inviting front garden, fruit trees, perfect for relaxing, entertaining, or enjoying outdoor activities.

A solid home in a convenient location with room to add value, this is an opportunity not to be missed.

\*Denotes Approximate

RLA228106

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