

Under contract



32 Lipson Avenue, Kadina



## ONLY THING NEEDED IS YOUR PERSONAL TOUCH

Located within easy reach of the Kadina CBD, this established home sits on a generous 1,113 sqm\* allotment and offers a practical layout complemented by extensive shedding and outdoor space.

The home comprises three bedrooms, with beds 1 and 2 fitted with ceiling fans, along with a ceiling fan in the lounge. The lounge connects through to the kitchen and dining area, forming the main everyday living space, while a large family room at the rear provides a valuable second living area, ideal for families, hobbies, or entertaining.

There is a good amount of built-in storage throughout the home. The bathroom includes both a shower and a bath with spa function, the toilet is separate, and there is a dedicated laundry. Ducted reverse cycle air conditioning provides year-round comfort, and solar panels have been installed to assist with electricity costs.

Vehicle accommodation and storage are standout features of the property. To the left of the home is a single garage with direct internal access, while to the right a long single width carport provides space for multiple vehicles, or could be utilised for caravan or boat storage. At the rear of the property, a 9m x 6m\* shed with concrete floor and power offers substantial workshop or storage space.

🛏 3 🏠 1 🚗 4 📏 1,113m<sup>2</sup>

<b>Price</b>	\$669,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12233
<b>Land Area</b>	1,113 m <sup>2</sup>

### Agent Details

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Outside, a large pergola spans the width of the home, creating a covered outdoor entertaining area. The gardens and lawn areas are established and supported by an irrigation system, with multiple shade houses for those who enjoy gardening. Multiple rainwater tanks are plumbed to the house, adding further practicality to the property.

Contact us today to arrange a private inspection!

\*Denotes approximate

RLA228106

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