







Comfort and Convenience

3 2 2 764m2

Nestled in the heart of Jamestown, within walking distance to schools and shops, this architecturally designed three bedroom home is a true gem. With a thoughtful layout, modern amenities and timeless charm, this property offers a lifestyle of comfort and convenience which will appeal to a multitude of buyers including first home buyers and families.

Spread across two levels, this home provides an abundance of living space with two casual family areas that are perfect for the entire family to relish.

The open-plan kitchen, family, and meals area is designed for convenience and warmth, boasting a slow combustion wood heater, reverse cycle split system and large north-facing windows. The timber kitchen features a breakfast bar and is equipped with stainless steel electric cooktop, under-bench oven, and rangehood. The bright upstairs lounge features polished floorboards serves as an ideal space for a teenage retreat.

Consisting of three bedrooms, the master features ensuite, built in robe & ceiling fan. Located upstairs, bedrooms 2 & 3 also feature built in robes and ceiling fans.

The bathrooms are tastefully appointed, with the main bathroom located upstairs showcasing neutral floor-to-ceiling tiles, a corner vanity, shower,

Price	SOLD for $342,500
Property Type	Residential
Property ID	9413
Land Area	764 m2

Agent Details

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bench seat, and a separate toilet. For added convenience, the laundry chute discreetly connects to the laundry located below. The ensuite bathroom is equally inviting, with neutral floor-to-ceiling tiles, a corner vanity, shower, and toilet.

The established front hedge provides privacy the front of the home, the well-maintained wrap around garden compliments with mature trees help create an outdoor oasis.

Positioned just opposite St. James and Jamestown Community School, this property is destined to draw the attention of families.

Other features include:

- Gas hot water
- Under stair storage
- Secure detached double garage
- 4.5 x 3.1m Garden shed
- 3 x 2.1m Garden shed

CT 5245/886

Land Size – 764m²

Council Rates 23/24 – $2,671.70

LGA – Northern Areas Council

Zone – Neighbourhood

RLA228106

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