








## FAMILY FOCUS

3 1 2 887m2

Welcome to your ideal first home! This charming 3-bedroom residence comes complete with a fantastic fully lined rumpus or games room, offering versatility and additional space for your family's needs. Here's a closer look at what makes this property stand out:

- **Bedrooms:** Two of the three bedrooms feature built-in wardrobes, ceiling fans, creating a comfortable and stylish atmosphere.
- **Living Space:** The polished floorboards extend seamlessly from the bedrooms to the lounge room, where you'll find a split system air-conditioner and a gas space heater for year-round comfort.
- **Kitchen:** The modern kitchen boasts ample cupboard and bench space, making meal preparation a breeze. It conveniently opens to a formal dining room, providing a perfect setting for family gatherings.
- **Bathroom:** The contemporary bathroom offers a separate shower and bath, ensuring a relaxing and functional space for your daily routines.
- **Laundry and Toilets:** The home includes a good-sized laundry and the convenience of two separate toilets, enhancing practicality for your everyday needs.

Step outside and discover a haven for entertainment:

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| **Price** | SOLD for $269,000 |
| **Property Type** | Residential |
| **Property ID** | 9522 |
| **Land Area** | 887 m2 |

### Agent Details

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### Office Details

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WARDLE Co. Real Estate

- **Outdoor Living:** A paved B/B/Q area awaits, providing an ideal space for outdoor entertaining and creating lasting memories with family and friends.
- **Swimming Pool:** Enjoy a refreshing dip in the sparkling swimming pool, fully fenced for safety and privacy.
- **Verandah:** Relax on the rear verandah, creating a peaceful retreat to unwind after a long day.

Additional features that set this property apart:

- **Man cave or Games Room:** Located at the rear of the shed, this versatile space measures approximately 20 x 20 and includes a split system air-conditioner.
- **Shed:** The shed space, approximately 30 x 20, features concrete flooring and power, offering ample room for storage, hobbies, or a workshop.

Don't miss the opportunity to make this wonderful property your new home. Contact us today to schedule a viewing and take the first step towards creating a lifetime of memories in this cracking first home!

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