



**PRICE GUIDE:** \$250,000.00

Area: 775 m2

Council Rates: \$3,709.32 p.q.

### Under Contract By Nathan Lynham 0427695162

Equally appealing to first-home buyers, downsizers or investors, this well-presented low-set home reveals a practical floor plan and enjoys all the ease of single-level living.

The home is spacious with contemporary tones and has undergone a recent refurbishment with fresh paint & new carpets. It is conveniently located in an established estate, close to all amenities.

#### THE PROPERTY

- Freshly repainted with new carpets
- 3 bedrooms all with built-in wardrobes
- Combined living & dining room
- Galley-style kitchen with ample storage
- Formal carpeted lounge area to the front
- Main bathroom with shower & separate toilet
- Internal Laundry
- Single lock-up garage
- Air-conditioned to living spaces & two bed



**Nathan Lynham**  
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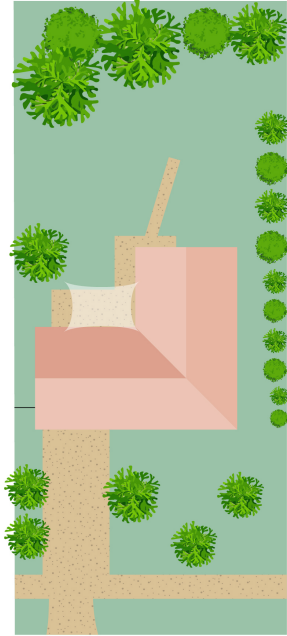
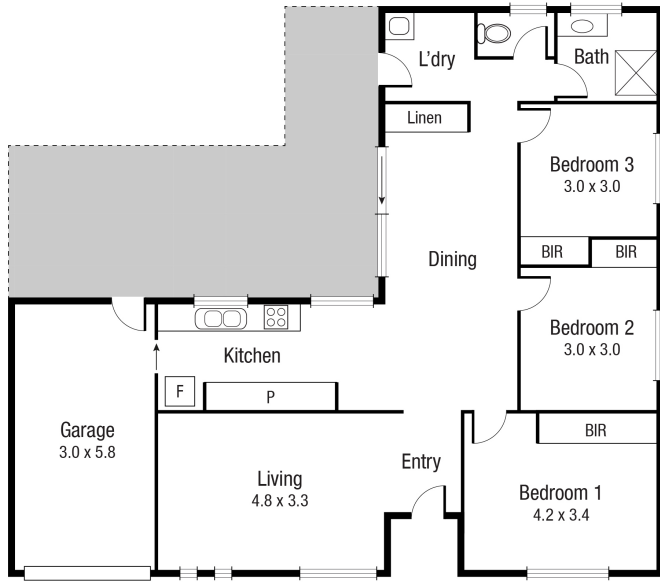


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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 142.8 sq.m

19 Gouldian Av, Condon