



Lynham



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PRICE GUIDE: \$325,000.00

Area: 814 m2

Council Rates: \$3,913.04 p.q.

Under Contract By Nathan Lynham 0427695162

Situated in a quiet pocket of Cranbrook, on a generously sized corner allotment, this low-set family home, which has been held by the same family since 1980, presents with a great sense of privacy, space and livability.

With three bedrooms and an open plan living and dining room, which flows to a large rear patio, the home's appeal is enhanced by the owner's appreciation for their gardens and lawns. Taking advantage of the dual street access, as well north-south aspect, the backyard offers an unrivalled ambience that would appeal to any generation of buyers.

THE PROPERTY

- Three bedrooms with built-in wardrobes
- New carpets in bedrooms and tiled living areas
- Open plan dining/lounge leading out to alfresco entertaining area
- Modern kitchen with ample storage and bench space
- Large entertaining area with spa
- Internal laundry with direct external access



Nathan Lynham
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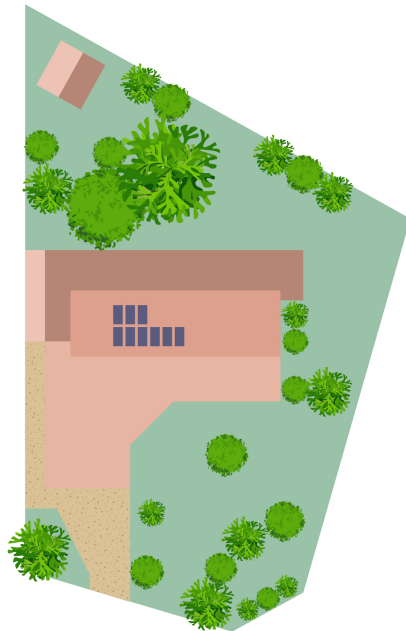


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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 168.5 sq.m

35 Valencia St, Cranbrook