



**PRICE GUIDE:** \$330,000.00

Area: 472 m2

Council Rates: \$3,960.48 p.q.

## Under Contract By Nathan Lynham 0427695162

Located in a tightly held, well-regarded circuit this fantastic family home should definitely be on your list of homes to inspect! It offers a versatile layout with enough space for the family. With an open living area and central kitchen, it is designed to maximize light and space with the additional benefit of the sparkling in-ground pool.

### THE PROPERTY

- Open plan Lounge & dining room
- Modern kitchen with ample storage
- 3 generous size bedrooms with built-in wardrobes
- Family-size main bathroom with combination shower & bath
- Main bathroom with shower/spa bath
- Patio overlooking the in-ground pool
- 472sqm allotment
- Rates - \$3,960.48 per year
- Currently tenanted at \$395 per week until Oct 2023
- Close proximity to Cannon Park Complex and



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