







"Fair result" considering tenanted till mid 2022

Selling a tenanted property can be challenging; & especially when the lease does not expire until mid 2022.

"A fair result was achieved" says selling agent Mark Sawyer

Stretching over one exquisite level, this beautiful home is stylish with contemporary inclusions. Situated in a prime location, close to local amenities and within walking distance to community parklands, this highly desirable residence is a place to call home.

Features: - Open style living area + separate family/home theatre room - Spacious open style kitchen with stone benchtops + walk-in pantry - Open style dining, natural gas throughout the home - 4 bedrooms, main with walk-in-robe & elegant en-suite - Contemporary bathroom with separate bath and shower - Laundry room with internal and external access - Ducted air-conditioning, modern lighting - Well proportioned rear yard with undercover alfresco - Double lock-up garage with internal access.

Auction on site Saturday 27th March, 2021 @ 1.30pm.

Inspect Saturday 1.00pm to 2.00pm

Details: Mark Sawyer 0408 656 126

The seller reserves the right to bring forward the auction/sale and any interested parties would be advised accordingly . Please be aware that webpage enquiries require a contact number and email address. Enquiries that do not have this information may not receive a response. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations..."

Note: In lieu of the current COVID-19 (Corona Virus) crisis; rest assured that we will be working in accordance with the advice and guidance of the Government. We are committed to operating within these new restrictions. We remain focused on the health and safety of the public, staff and local communities and responding to the situation as it evolves daily. Social distancing will be required to be maintained at all inspections with no physical contact. Hand sanitiser will be available on site. Note well:

4 2 4 375m2

Price	SOLD for $1,001,000
Property Type	Residential
Property ID	80
Land Area	375 m2

Agent Details

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Office Details

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1. Those who are feeling unwell may not enter the home.
2. Those who have been overseas or in close contact with a confirmed case of COVID-19 in the last 14 days may not attend the home.
3. If an attendee has been diagnosed with COVID-19 within 14 days of attending the home they must contact the Sales Agent immediately.
4. We are discouraging physical contact, so please refrain from doing so.
5. You will need to provide your details at the inspection & for our register so that you may be contacted if needed.
6. Documents pertaining to this property, such as contracts and brochures may not be on display but provided by email.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.