

# YOUR NEXT INVESTMENT AWAITS

This home offers a comfortable lifestyle, ideally positioned just a short drive to town and school. Whether you're a first-time buyer, savvy investor, or looking to downsize, this property presents a fantastic opportunity.

Step inside to a light-filled open plan lounge, dining, and kitchen area, where large windows capture natural sunlight throughout the day. The reverse cycle air conditioner ensures year round comfort, while the kitchen provides a functional and efficient layout, perfect for everyday living.

The home features 3 bedrooms, each with built-in wardrobes. The bathroom contains a generous walk-in shower, floor-to-ceiling tiles, vanity, and a separate toilet for added convenience. The laundry includes external access for ease of use.

Outside, a fully fenced, low-maintenance backyard offers a space for children and pets to play, and includes a handy garden shed for extra storage. A single carport adds to the practicality of this property.

Situated just a short 3 minute drive to the CBD and Ross Hill Public School.

With its combination of comfort, location, and potential, this home is a smart choice for anyone looking to enjoy easy living close to town.

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Price	\$310,000
Property Type	Residential
Property ID	1282
Land Area	677 m2

#### **Agent Details**

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### Office Details

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