



PRICE GUIDE: \$460,000.00

Area: 646 m2

Council Rates: \$3,795.86 p.q.

Under Contract By Nathan Lynham 0427695162

Set in a desirable corner position, this high-set light-filled family home is within walking distance from the banks of the Ross River.

Held by the same family since new, and built to take advantage of the dual street access, this spacious home has undergone a recent refurbishment that will ensure the new owners can move right in and enjoy all with the added improvements of an in-ground concrete pool and a self-contained area downstairs.

THE PROPERTY

- Freshly repainted with new floor & electrical fittings
- Quietly tucked away in the heart of Aitkenvale just 200m from the river
- Expansive spacious refurbished kitchen, with plenty of storage
- Combined open-plan lounge & dining room
- Upstairs features 4 good sized bedrooms, all with built-in wardrobes & carpet
- 646sqm corner allotment
- Walking distance to the river and parkland



Nathan Lynham
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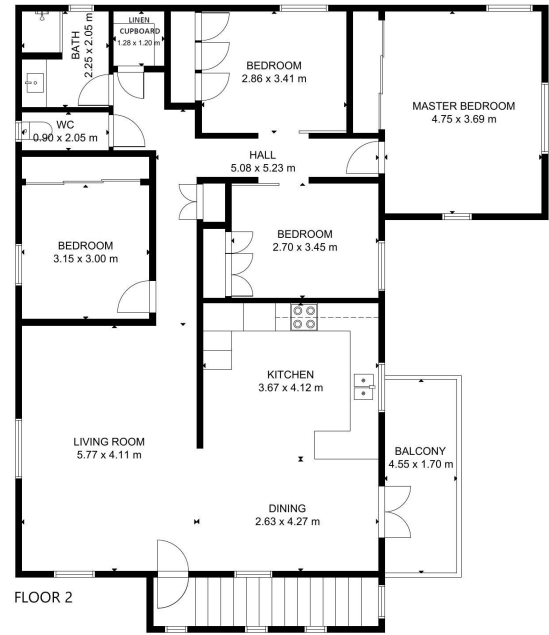
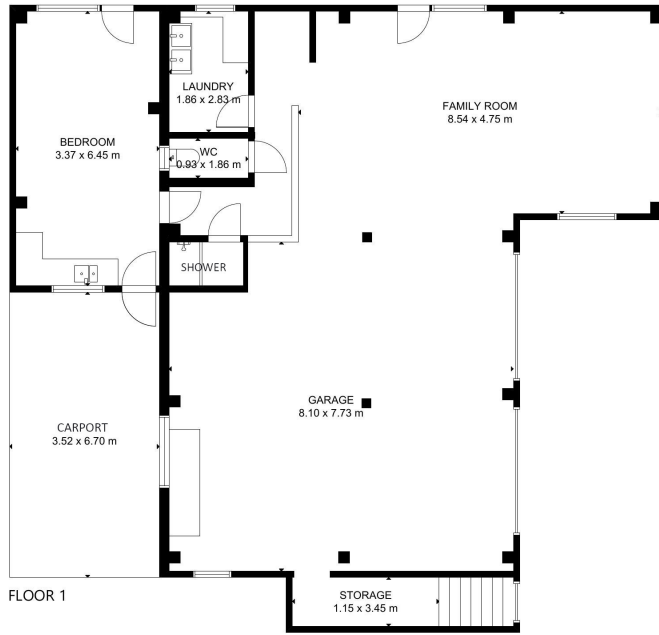


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 REALESTATE

GROSS INTERNAL AREA
 TOTAL: 220 m²
 FLOOR 1: 85 m², FLOOR 2: 135 m²
 EXCLUDED AREA: BALCONY: 8 m², PORCH: 24 m²
 GARAGE: 67 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.