

## Dual Living Home

Price : SOLD

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A home like this does not come on the market very often, it has plenty to offer, from the dual living lay out that will allow you to live upstairs and earn rental income from the unit below or if you have a large family your kids will have a self-contained unit down stairs for themselves.

As soon as you walk inside upstairs you are greeted with an open planned lounge room, with a large reverse cycle air-conditioner and also lovely polished floor boards. The lounge room is joined with the dining room which is conveniently located just off the kitchen area.

The kitchen consists of a 4 burner stove, plenty of storage and vinyl flooring.

There are 3 bedrooms that are upstairs, the main bedroom has reverse cycle air-conditioning and is carpeted, the second and third bedroom both have built-in wardrobes the second is carpeted and also has reverse cycle air-conditioning and the third bedroom has vinyl flooring.

The bathroom consists of a nicely enclosed shower, white vanity and a toilet, with a added bonus of a laundry shout to down stairs laundry.

Another great feature of upstairs are the two verandahs, there is one situated at the front of the house that leads out from the lounge room, the front verandah offers privacy and quietness, which would be perfect to sit down and relax and have a drink on in the afternoon.

Downstairs offers 2 bedrooms which both have vinyl flooring, the main bedroom has a reverse cycle air-conditioning, and being on the bottom floor with brick veneer it is easy to stay cool in summer.

Downstairs also offers a small kitchen which has plenty of cupboard space, single stainless steel sink and a 4 burners stove. The dining and lounge area is located as soon as you walk in the front door, offering a convenient open plan space with vinyl flooring and a reverse cycle air-conditioner servicing this area. The bathroom leading off this area, which has everything, you need to be able to rent this out to a tenant including a shower, toilet and double concrete basin.

The laundry is located outside on the ground level for shared use. This home just keeps on giving with a 2200Lt rain water tank, lockable carport, chicken coop area and also a beautiful develop garden.

Situated on a quiet street, the house is ready to move in to live or start renting and with so much potential for rental income, this is definitely worth an inspection.

Estimated rental return- Down Stairs- \$180, upstairs- \$220, total - \$400 per week

### Inspections by appointment only

Please contact the agent for a private inspection

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This information has been obtained from our vendors and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



Representative

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