

FOR SALE



\$370,000 - \$385,000

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3 Black Wattle Avenue, Epsom

WALK RIGHT IN, SIT RIGHT DOWN !

This Simonds built family home of approximately 24sqm presents, in what can only be described, as pristine condition. Nothing needs to be done. Just settle back and enjoy the generous combined kitchen-meals-family area, the main bedroom with walk-in-robe and ensuite, the separate formal lounge and dedicated study [or 4th bedroom], solar power, ducted heating and cooling. There's not much to do outside either in the landscaped, low maintenance block, except enjoy the covered entertainment area and smell the roses. The double lock-up garage has remote control, internal entry to the home and external access to the back yard. Solar power @68c per kw on a 20 year contract with AGL, certainly adds to the worry-free aspect of this beautiful home.



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