



13 Macfarlane Way, Andrews Farm

Stop The Search!

Constructed in 2006 and set on a low-maintenance allotment of approx. 438sqm, this beautifully presented home is sure to tick all the right boxes!

Positioned perfectly within a popular and family friendly location, simply move in, sit back and enjoy everything this home has to offer!

Features you'll love:

- Master bedroom with walk-in robe and ensuite
- All additional bedrooms complete with built-in robes
- Flexible floorplan with multiple living areas
- Central kitchen complete with ample bench space, gas cooktop, dishwasher and electric oven
- Split system heating and cooling to the main living area for year-round comfort
- Spacious rear yard with lawned areas, the perfect space for kids and family pets to enjoy
- Ample off-street parking with double garage featuring automatic roller door, internal access and additional rear roller door access
- Low-maintenance living without compromising on space or functionality

Whether you're a first home buyer looking to enter the market, a growing family needing additional space, a downsizer wanting a flat

4 2 2

FOR SALE

Please Call

AGENTS

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ryang@ljhsales.com.au

Jye Hodges
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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



and easy-care allotment, or an astute investor seeking a strong addition to the portfolio, this is an opportunity not to be missed. Within a close proximity to local shops, schools, public transport, sporting clubs, reserves and walking trails, while still only a short commute to the major retailers at Munno Para Shopping City and Elizabeth City Centre.

Homes offering this much value, flexibility and convenience simply do not last long!
Enquire with Ryan Graham today.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2DDMGJU
Property Type	House
House Size	180 m2
Land Area	438 m2

Ryan Graham 0400 912 287

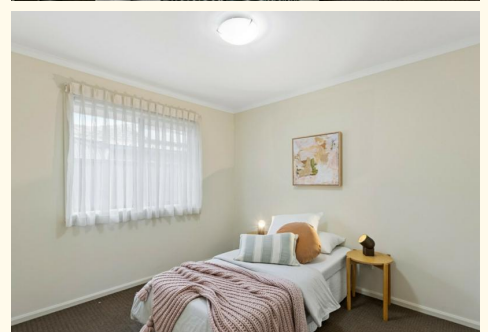
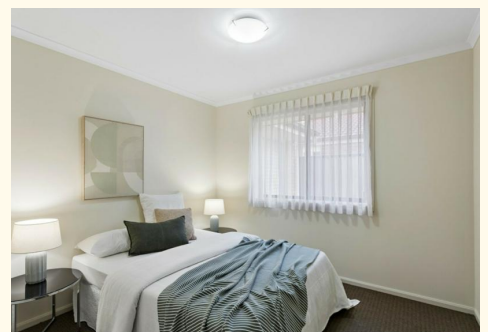
Sales Specialist | ryang@ljhsales.com.au

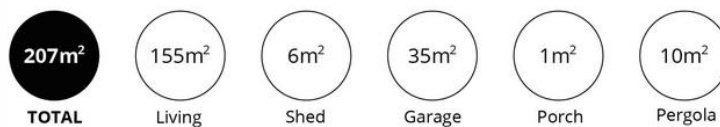
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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