



23 Heysen Circuit, Andrews Farm

## End Your Search Here

Nestled in a rapidly developing and sought-after location adjacent to a serene nature reserve, this beautifully maintained home presents a fantastic opportunity for first-home buyers, downsizers, or savvy investors. Built just four years ago and set on a low-maintenance allotment of approximately 321m<sup>2</sup>, this property offers a modern, practical layout with stylish finishes and thoughtful inclusions throughout.

Upon entry, you'll be welcomed by a central hallway leading to a spacious open-plan living and dining area, ideal for entertaining or relaxing in comfort. The well-appointed kitchen is the heart of the home, featuring quality stainless steel appliances including an under-bench oven, gas cooktop, dishwasher, and generous cupboard space.

The home comprises two comfortable bedrooms. The master bedroom is complete with a walk-in robe and direct two-way access to the bathroom, creating a convenient ensuite-style layout. Bedroom two includes a built-in robe for easy storage. The centrally located bathroom also connects to the laundry and linen press, adding to the home's smart use of space.

Designed with year-round comfort in mind, the home is equipped with

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**FOR SALE**  
UNDER CONTRACT BY COREY VOSS

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ducted reverse-cycle air conditioning throughout. Outdoors, you'll find a neatly landscaped backyard with ample space for children and pets to enjoy, alongside a large paved entertaining area —perfect for summer barbecues or relaxing with friends and family.

Additional features include a secure garage with auto roller door, a 6.6kW (approx.) solar panel system for energy efficiency, and a rainwater tank to support sustainable living.

Whether you're looking to move straight in or add a quality home to your investment portfolio, this property ticks all the boxes.

#### Key Features:

- Modern two-bedroom home on approx. 321m<sup>2</sup> block in a growing suburb
- Master bedroom with walk-in robe and two-way bathroom access
- Open-plan living and dining area with stylish, well-equipped kitchen
- Ducted reverse-cycle air conditioning for year-round comfort
- Secure garage with automatic roller door and internal access
- Large paved outdoor entertaining area plus easy-care backyard
- 6.6kW (approx.) solar system and rainwater tank for energy savings

Currently owner-occupied, this home also presents strong rental appeal with an estimated return of approximately \$510 —\$530 per week.

You better be quick to act to secure this delightful home before it's gone.

#### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

#### MORE DETAILS

Property ID	67S6FDC
Property Type	House
House Size	130 m <sup>2</sup>
Land Area	321 m <sup>2</sup>

#### Corey Voss 0412 262 180

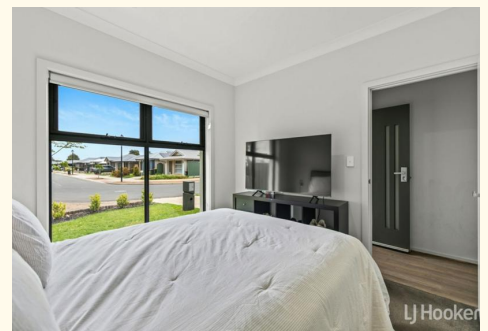
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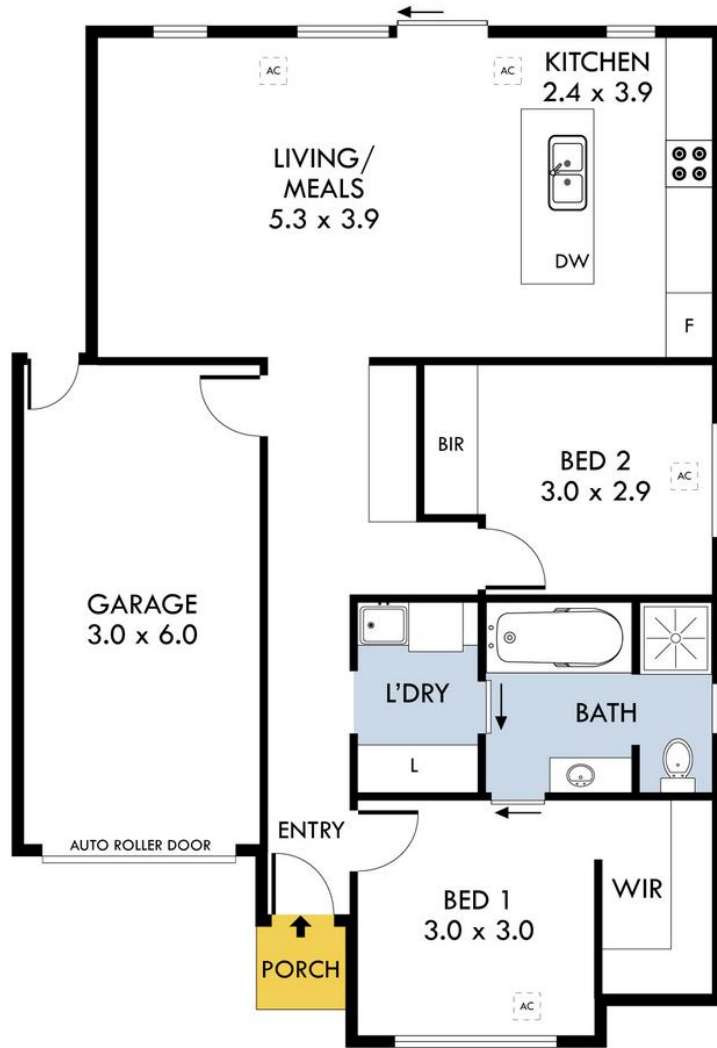
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INTERNAL - 96.7 SQM  
 EXTERNAL - 1.1 SQM  
 TOTAL - 97.8 SQM

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