



9 Montrose Avenue, Bethania

Move-In Ready Family Home with Separate Work-From-Home Studio

INSPECTIONS BY APPOINTMENT ONLY

Beautifully presented and impeccably maintained, this brick veneer residence offers the perfect combination of comfort, functionality, and lifestyle convenience. Ideal for families, first home buyers, downsizers, retirees, or those seeking the perfect work-from-home setup, this home is ready for you to simply move in and enjoy.

Step inside to discover an open plan living area complemented by stylish tiled flooring and a thoughtfully designed modern kitchen featuring stone benchtops, electric cooktop, under-bench oven, dishwasher, microwave recess, and an abundance of bench and cupboard space including overhead cabinetry. The adjoining meals area flows seamlessly to the covered outdoor entertaining space, creating the perfect setting for family gatherings and year-round entertaining.

The home offers four generous bedrooms with built-in robes, including a master bedroom complete with private ensuite. Both

4 2 4

FOR SALE
Contact Agent

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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bathrooms have been tastefully renovated and include bathtubs along with convenient 3-in-1 heating, fan and light systems for added comfort.

Outside, the beautifully landscaped low-maintenance backyard is a true retreat, featuring a built-in BBQ area, established plants, and fruit trees. A covered patio with plumbing for an outdoor fridge makes entertaining effortless.

A standout feature of this property is the approved detached rear studio/office space, perfectly suited for running a business from home, remote work, or potential guest accommodation. Fully insulated and fitted with a split-system air conditioner, it includes a main office plus a second versatile room that could easily serve as a bedroom or additional workspace.

Additional features include:

- Ducted heating and cooling
- 6.6kW solar system
- Solar hot water
- Security cameras and security screen doors
- Tinted windows and external electric shutters to the western side for added comfort and noise reduction
- Tandem remote-controlled carport/garage
- Additional rear concrete parking for extra vehicles, caravan or boat
- Laminate flooring in bedrooms

Conveniently located close to schools, early learning centres, medical facilities, parklands, local shops, and public transport with a bus stop right next door, this is an outstanding opportunity to secure a versatile and feature-packed home in a highly convenient location.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

MORE DETAILS

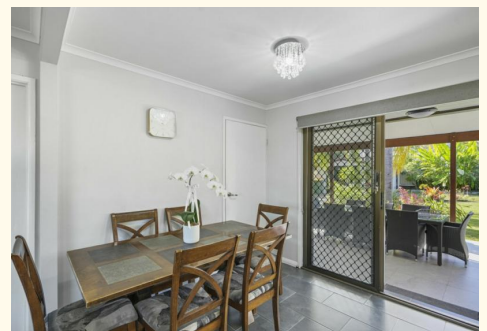
Property ID	BUAGF2S
Property Type	House
House Size	153 m2
Land Area	728 m2
Including	Study
	Air Conditioning

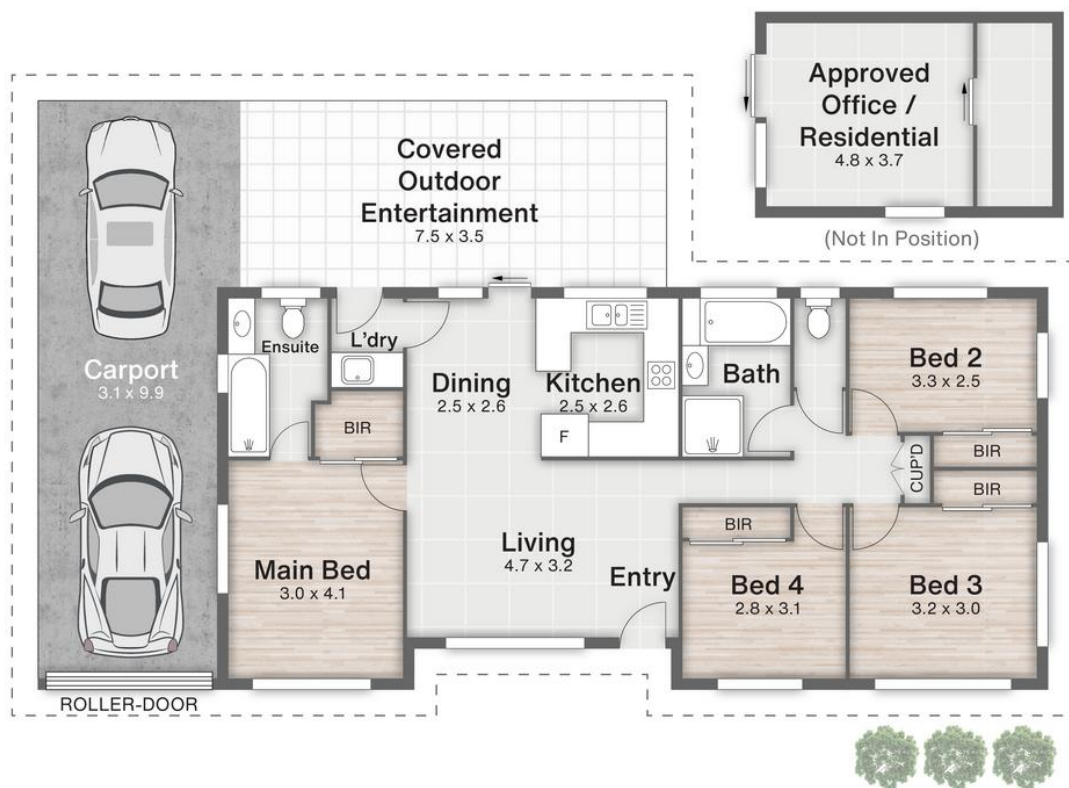
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9 Montrose Avenue **BETHANIA**

4 | 2 | 2 | 140m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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