

## Cardiff South, 9 Arthur Street

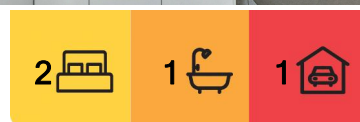
### Charming First Home in Peaceful Cardiff South

Nestled in a tranquil street in Cardiff South, this delightful two-bedroom home exudes warmth and comfort, making it the ideal choice for first-time buyers or savvy investors.

As you step inside, you'll be greeted by a light-filled, airy living space that seamlessly connects the bedrooms to the heart of the home - the kitchen. Bathed in northern sunlight, the kitchen is not only functional with ample storage but also extends to a north-facing deck, perfect for soaking up the sun or enjoying outdoor dining.

#### Features You'll Love:

- \* Two generously sized bedrooms, each with spacious built-in robes, ceiling fans, and roller blinds for your comfort.
- \* Open-plan living area equipped with split-system air conditioning and a ceiling fan, ensuring comfort throughout the seasons.
- \* A bright, well-appointed kitchen with electric cooking, overhead cupboards, and plenty of



**For Sale**  
Auction

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storage space.

\* A bathroom featuring a shower-over-bath, complemented by a large laundry with external access and a separate WC.

\* A spacious undercover entertaining area with a north-facing deck that overlooks a fully fenced backyard, offering a perfect space for relaxation or gatherings.

\* A low-maintenance garden, complete with a garden shed and side access, making it easy to care for your new home.

\* Conveniently located just 800 metres from Cardiff South Public School and 600 metres from Busy Bee Pre-School, ensuring easy access to education for young families.

This is your chance to secure a cozy and quiet retreat in a welcoming community. Whether you're stepping into the property market for the first time or looking to expand your investment portfolio, this charming home is ready to welcome you.

## More About this Property

<b>Property ID</b>	D5J06
<b>Property Type</b>	House
<b>Land Area</b>	304 m <sup>2</sup>
<b>Including</b>	Air Conditioning Deck Outdoor Entertaining Built-in-Robes Fully Fenced

### Tegan O'Doherty 0413 977 051

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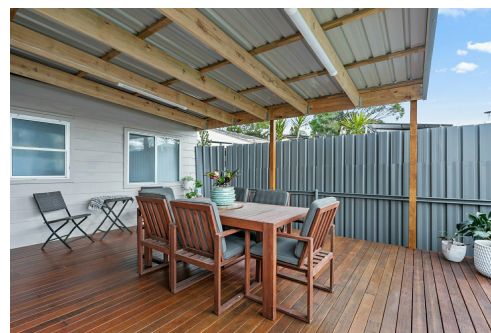
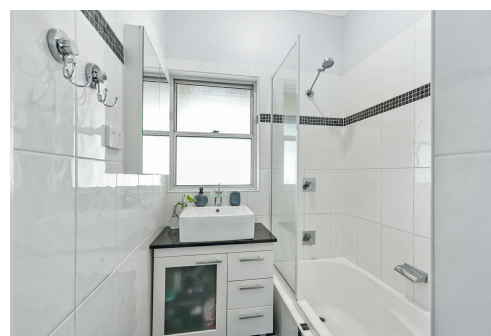
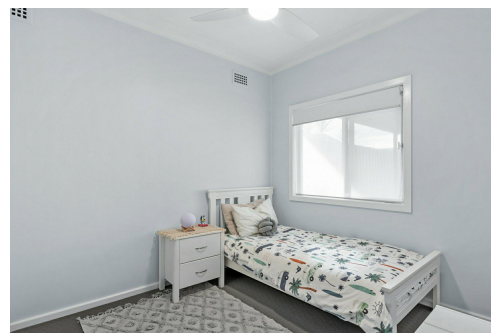
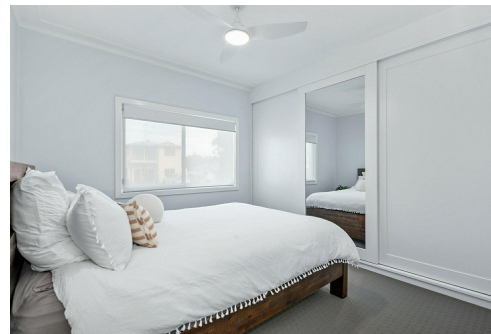
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