



1 Tebbutt Place, Charnwood

4 1 3

Where Convenience Meets Family Living

Perfectly positioned for everyday convenience, this spacious and welcoming home provides an ideal foundation for first home buyers or those ready to expand their family lifestyle.

Stepping inside from the entry, the open plan living blends seamlessly with the large kitchen. Featuring a 900mm oven and cook top and plenty of cupboards. The large window captures the morning sun lighting up the whole room.

Down the hall four bedrooms are serviced with the renovated bathroom with separate toilet. The master and second bedroom have built in robes. While the hallway has a linen press.

You'll never be short of car accommodation and if you're a tradie you'll love what's included. Ample off-street parking with space for your caravan or boat leads to the generous double garage, while on the other side there is a single carport with easy access to the house.

With plenty on offer inside and out, this home is a smart purchase in a sought-after location offering lifestyle, space and long-term appeal. Be sure to inspect.

FOR SALE
Auction

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Four bedrooms two with built in robes
- Renovated bathroom
- Open plan living and kitchen
- 900mm free standing oven and cooktop
- Dishwasher and plenty of kitchen bench and cupboard space
- Fibre to the premises
- Ducted heating
- Evaporative cooling
- Large double garage and storage
- Single carport
- Off street parking ideal for caravan or boat
- Opposite playing fields and walking distance to local shops, schools and amenities

- Year Built: 1976
- Land Size: 738sqm
- Property Size: 118sqm
- Garage Size: 49sqm
- Carport size: 18sqm
- EER: 1.5
- Rates: \$2,485 p.a.
- Land Tax: \$4,003 p.a. (investors only)

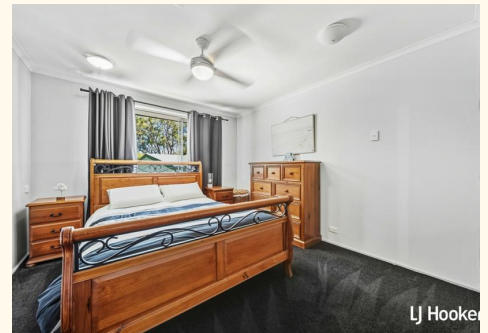
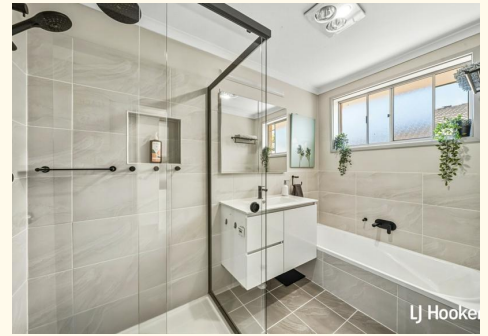
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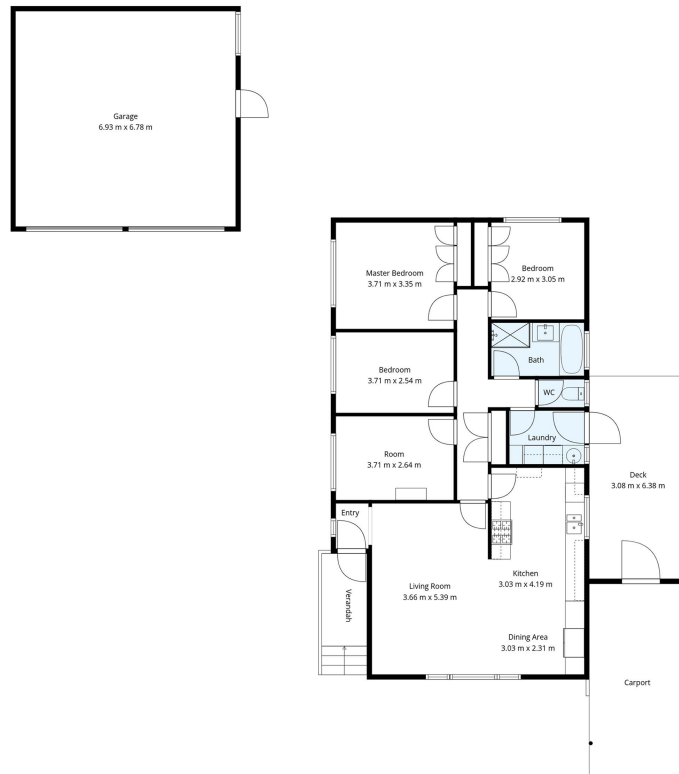
MORE DETAILS

Property ID	HP0UAF8H
Property Type	House
House Size	118 m2
Land Area	738 m2
EER	1.5

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

