



23 Tatura Court, Craigmore

## Convenient Living Opposite Reserve with Space, Comfort & Future Potential




Set in a prime position directly opposite a tranquil reserve, this well-kept home offers an excellent opportunity for first home buyers, downsizers, and astute investors.

Enjoy the convenience of having public transport, reputable local schools, and Craigmore Village Shopping Centre all within easy walking distance, delivering a lifestyle of everyday ease.

Inside, a welcoming front lounge provides a comfortable space to unwind, complete with a roller shutter, ceiling fan, and reverse-cycle wall air conditioning for year-round comfort. The updated eat-in kitchen is both neat and practical, featuring a brand-new gas stove and generous cupboard storage, perfectly suited to daily living.

The home comprises two bedrooms, with the master offering added comfort through a built-in robe, ceiling fan, and roller shutter.

Step outside to a full-length rear verandah, ideal for entertaining family and friends, along with a secure double-length carport with

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**FOR SALE**

\$649,950

**VIEW**

Sun 19th Apr @ 11:15AM - 11:45AM

**AGENTS**

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**AGENCY**

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 **LJ Hooker**

roller door. Positioned on an approximately 560sqm allotment, the spacious yard presents exciting potential for future extensions or enhancements (subject to necessary consents).

**Key Features:**

- Opposite peaceful reserve in a convenient location
- Walking distance to transport, schools & Craigmores Village Shopping Centre
- Well-maintained home ideal for first buyers, downsizers, or investors
- Front lounge with air conditioning, ceiling fan & roller shutter
- Updated eat-in kitchen with new gas stove & ample storage
- Two bedrooms; master with built-in robe, fan & roller shutter
- Full-length rear verandah for entertaining
- Secure double-length carport with roller door
- Generous 560sqm allotment with future potential (STCC)
- 20-panel solar system & toolshed for storage
- Estimated rental return: \$530 - \$550 per week

Additional highlights include a 20-panel solar system for improved energy efficiency and a handy toolshed for extra storage.

Offering comfort, convenience, and future potential, this is a fantastic opportunity to secure a well-located home at an affordable entry point. Estimated rental return is approximately \$530 - \$550 per week

For more information, call Corey Voss on 0412 262 180

**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	68NHFDC
Property Type	House
Land Area	560 m2

**Corey Voss 0412 262 180**

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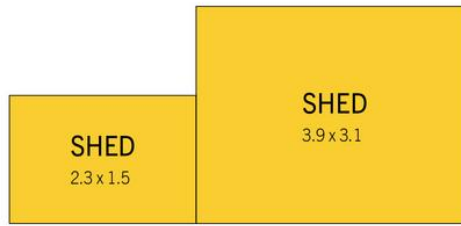
**James Frencken 0476 871 921**

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior  
Exterior

78m<sup>2</sup>  
74m<sup>2</sup>

**152m<sup>2</sup>**  
TOTAL