



9A McKenzie Crescent, Gulfview Heights




## Easy-Care Lifestyle, Perfect for First Home Buyers or Investors!

Step into the market with confidence or expand your portfolio with this fantastic opportunity, perfectly positioned on a generous 590 sqm (approx.) allotment in the family-friendly suburb of Gulfview Heights.

Built in 1985, this practical three-bedroom home offers comfortable, low-maintenance living with all the essentials in place. Each bedroom features built-in robes and plantation shutters, while downlights throughout and fresh paint create a bright, modern feel from the moment you walk in. Reverse-cycle air conditioning ensures year-round comfort, making this home as practical as it is inviting.

Designed for easy living, the layout flows effortlessly, offering a welcoming space for first-home buyers to make their own or a smart, low-fuss investment in a high-growth area. Outdoors, you'll find an undercover veranda ideal for relaxed entertaining or a place to unwind.

The low-maintenance outdoor area allows you to enjoy your weekends without the upkeep. A secure single-car garage adds everyday convenience, while valuable side-gate access provides additional parking - ideal for a caravan, trailer, boat or extra vehicles.

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**FOR SALE**  
\$779,000 - \$829,000

### AGENTS

Carla Doecke  
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### AGENCY

LJ Hooker Property Specialists  
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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**

Key features to note:

- Three bedrooms, all with built-in robes and plantation shutters
- Practical kitchen with gas cooking, corner pantry, breakfast bar, and plenty of storage
- Spacious lounge area with timber flooring, bay window and plantation shutters
- Downlights throughout
- Recently repainted throughout
- Ducted reverse-cycle air conditioning offering year-round comfort
- Updated bathroom and laundry
- Gas hot water system
- Low-maintenance outdoor area with undercover veranda
- Single-car garage and side gate for additional vehicle parking

Conveniently located within walking distance to Gulfview Heights Primary School and Kiekebusch Reserve, and with easy access to other quality public and private schools, shopping precincts, and public transport, this home is an exceptional opportunity not to be missed!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

**MORE DETAILS**

Property ID	2D32GJU
Property Type	House
House Size	124 m2
Land Area	590 m2
Including	Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Fully Fenced

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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