



## Larapinta, 57 Patterson Crescent

Live It Up

Why Pay Rent? It makes cents to buy if you can!

Luckily, this neat three-bedroom one bathroom home is in the first home buyer affordability range just waiting for one lucky to snatch it up.

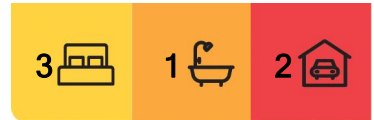
The low maintenance front and rear gardens are established with local native plants, some rare species trees and a patch for winter veggie's should you be inclined.

There is a large front verandah, perfect for evading the late western sun and another large, pitched verandah at the rear, offers an entertaining alternative for your year-round outdoor enjoyment.

Add to this, a well presented three-bedroom home that has had lots of care and attention over the years. Upon entry, and throughout the home quality, timber look, vinyl plank



**Disclaimer:** 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.



**For Sale**  
\$388,000

**View**  
[ljhooker.com.au/2161FD5](http://ljhooker.com.au/2161FD5)

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flooring grabs your attention. The dining and kitchen areas however, feature terra cotta toned ceramic tiling.

There is a convenient glass sliding door off the dining area for easy access to the rear verandah and garden areas. The adjacent kitchen features a new gas oven, overhead cupboards and a breakfast bar.

All three bedrooms have built in robes, double roller blinds and timber look plank flooring. Ceiling fans feature throughout and there is evaporative ducted air conditioning as well as split systems in all living and bedroom areas. Very well covered for all year-round climate comfort!

There is solar hot water as well as an array of solar panels to help offset those dreaded power bills.

Whether you are looking to move in or for investment, inspect soon, don't miss out!

- Rental potential \$540.00 per week
- Clay brick construction, 843 sq metre block
- Three bedrooms, one bathroom
- Large front and rear verandahs, extended paving
- Extensive timber look vinyl plank flooring
- Evaporative and split system air conditioning
- Solar hot water and array of solar panels

## More About this Property

<b>Property ID</b>	2161FD5
<b>Property Type</b>	House
<b>Land Area</b>	843 m2
<b>Including</b>	Toilets (1) Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Internal Laundry

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