



6/91 Lyndavale Drive, Larapinta

## Stand-Alone Home Unit

This well-appointed, freestanding three-bedroom home unit is ideally positioned within a small, quiet complex just off Lyndavale Drive. From the moment you arrive, you'll appreciate the manicured front lawn, convenient carport, and extended concrete pathway leading to the welcoming front entrance.

Designed for comfortable living, the light-filled open plan living, dining, and kitchen areas are located at the front of the home, while all three bedrooms are privately positioned along the rear hallway.

The generously sized kitchen is perfect for entertaining, featuring a breakfast bar, pantry, gas oven, and Miele dishwasher, with the adjoining dining area offering a seamless space for family meals.

A large glass sliding door extends from the living area to a full-sized outdoor verandah—an inviting space to relax or entertain while enjoying the peaceful surrounds and the sound of birds in the trees, ideally with your morning coffee in hand.

All three bedrooms are well-proportioned and include built-in robes and quality drapes. The family-sized bathroom is centrally located, with the added convenience of a separate toilet.

3  1  1 

**FOR SALE**  
\$320,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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**

Vinyl tile flooring flows throughout the home, complemented by fresh, neutral d&acute;cor.

The laundry provides excellent storage with ample linen cupboards, additional hallway storage, and a practical storeroom accessible from the rear&mdash;because you can never have too much storage.

Comfort is assured year-round with solar hot water, ducted evaporative air conditioning, and a backup split system in the living area.

The neatly landscaped gardens feature established trees and native plants, creating a low-maintenance yet inviting outdoor environment.

Conveniently located close to childcare facilities, primary schools, walking trails, and the popular Albrecht Oval, this property offers both lifestyle and practicality.

Whether you're seeking a spacious unit to call home or a smart investment opportunity, this is one not to miss&mdash;inspect promptly before it's gone.

- Rental potential \$500 per week
- Large, 3 bedroom, 1 bathroom home unit
- Open plan living, dining, gas kitchen
- Great outdoor living and dining area
- Day care, pre and primary schools close

#### Rates

Council - \$2,136.56 pa

Body Corporate \$985 per quarter (\$916 + \$69 sinking fund)

#### MORE DETAILS

Property ID	2D9MFD5
Property Type	Unit
Including	Air Conditioning Evaporative Cooling Alarm Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Gail Tuxworth 0418 897 009**

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