



1 Fernie Place, Monash




## Huge block. Room to grow. Start your next chapter here

In a quiet cul de sac surrounded by established family homes, this single level three bedroom home is the smart next step for first home buyers or young families. With multiple living areas and a huge 875m2 block, you've got the space, layout and future potential already built in.

Everyday living made easy: Generous living spaces span the formal lounge, dining and family areas, giving you flexibility from day one. Neutral modern décor creates a blank canvas for your own style. The kitchen features an electric cooktop, oven, dishwasher and timber look flooring, a practical set up for busy evenings, weekend meal prep and relaxed catch-ups with friends.

Three bedrooms with space to enjoy: Each of the three bedrooms is comfortably sized with blockout blinds for a great night's sleep and easy access to the refreshed family bathroom. Whether you're starting out, growing your family or working from home, the layout that makes life easy.

A backyard built for possibility: Outside, the large, covered deck extends the living space, perfect for weekend BBQs, family gatherings

3  1  1 

**FOR SALE**  
\$850,000+

**VIEW**  
By Appointment

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or quiet evenings. The secure level backyard, corner position, side access and plenty of lawn give you the freedom to dream big. Extend down the track, add a pool, indulge your green thumb, or simply enjoy space as it is.

Location that works for real life: Monash is an established suburb with quiet streets, a great community feel and ultra-convenient location. Close to Erindale shops, Tuggeranong town centre, quality schools and parks, everything you need is within easy reach. A property with this much space won't be on the market long. Move fast to make it yours today!

Why you'll love it:

- Generous 3-bedroom home on spacious corner block in a quiet cul de sac
- Living space to spread out across light filled lounge, dining and family areas
- Open plan kitchen with electric cooktop, built-in oven, dishwasher and eat-in peninsula bench
- Rear covered deck for outdoor entertaining with expansive backyard surrounded by Colourbond fencing and room to expand
- Modern bathroom with separate bath and rain shower
- Remote controlled electric blinds and roller shutters across the lounge and bedrooms
- Ducted gas heating throughout plus two split systems
- Large separate laundry with rear access
- Detached garage, garden shed, side access and ample off street parking
- Family friendly location close to Erindale, Tuggeranong town centre, parks
- Great choice of local schools including Monash Primary, Mary McKillop and Trinity College

Facts & Figures:

- Living space: 117m<sup>2</sup>
- Block size: 875m<sup>2</sup>
- House built: 1979
- Rates: \$3,117 per year
- Land Tax: \$4,698 per year (if applicable)
- EER: 1 stars
- Rental estimate: \$700 - 750 per week

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



## MORE DETAILS

Property ID	CUQHQH
Property Type	House
House Size	117 m2
Land Area	875 m2
EER	1

### **Sally McCallum 0410 835 087**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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