



23A Hill Street, Mount Nasura




## Great Downsizer or First Home

Perfectly positioned in the foothills, this three bedroom, two bathroom villa offers an ideal opportunity for downsizers, first home buyers, or anyone seeking a low-maintenance lifestyle without compromising on comfort or convenience.

One of just four homes in the complex and with low strata fees, it enjoys excellent street appeal, views across the valley, and the added bonus of being within walking distance to Avocados Restaurant, shops, and public transport are a short drive away.

Stepping inside, you are welcomed by a generous front lounge room, with the master suite positioned privately at the front of the home. The master features a spacious walk-in robe and ensuite with a glass panelled shower and recent updates to the tiling, while roller shutters to the front and side windows provide peace of mind, energy efficiency, and flexibility for shift workers or those who prefer a lock-and-leave lifestyle.

At the heart of the home lies the open-plan kitchen, equipped with a gas cooktop, near-new Bosch oven, dishwasher, and an abundance of storage. A breakfast bar overlooks the light filled living and dining area, which is serviced by a large split-system air conditioner. For added comfort, ducted evaporative air conditioning runs throughout,

3  2  2 

**FOR SALE**  
From \$619,000

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 **LJ Hooker**

while solar panels and Wi-Fi-enabled security cameras complete the package.

The two additional bedrooms are generous in size, each with built-in robes and plenty of room for double beds and furniture. They share easy access to the well-appointed main bathroom, which offers a wide vanity, glass panelled shower, and separate bathtub.

Practicality continues at the rear of the home, where a double garage with a remote-controlled door includes shoppers' entry for convenience. Outdoors, a gabled patio with all-weather blinds provides the perfect setting for year-round entertaining, whether it be a relaxed afternoon or a family barbecue.

Homes of this calibre and price point rarely linger in today's market. For more information or to arrange a viewing, please contact Brian on 0438 333 341.

- \* Please note the Aerial Photo is for illustration purposes showing approximate boundaries.

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## MORE DETAILS

Property ID	96FHA2
Property Type	Villa
Land Area	314 m2
Including	Ensuite Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

**Brian Scott 0438 333 341**

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