



10 Cassia Street, Munno Para West

MODERN LIVING, EXCELLENT LOCATION & LOW-MAINTENANCE APPEAL

Perfectly suited to first-home buyers, downsizers, families or astute investors, this beautifully presented home offers an appealing blend of modern comfort, practical living and easy-care convenience.

Built in approximately 2010 and set on a 366sqm allotment, the home provides a well-designed floorplan with plenty of space for comfortable everyday living.

The accommodation includes three generous bedrooms, with the privately positioned master bedroom offering a walk-in robe and ensuite. Bedrooms two and three both include built-in robes and are conveniently serviced by the main family bathroom.

At the centre of the home is the impressive open-plan kitchen, dining and living area, providing a light and welcoming space for everyday family life and entertaining. The well-equipped kitchen features plenty of bench space, an abundance of overhead cabinetry, dishwasher and quality tiled flooring.

3 2 2

FOR SALE
\$650,000 - \$660,000

VIEW
Sat 26th Sep @ 10:40AM - 11:00AM

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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

Comfort is well catered for throughout the year with ducted evaporative air conditioning and a gas wall heater.

Outside, the home continues to impress with a spacious backyard offering plenty of room to relax and entertain. The decked entertaining area creates the perfect setting for weekend BBQs, entertaining friends or enjoying a quiet morning coffee, while the surrounding gardens are designed for easy maintenance.

A garage under the main roof with secure internal access provides added convenience and excellent storage options.

Positioned within easy reach of shopping centres, schools, public transport, parks and local amenities, this property offers a convenient lifestyle in a location that is sure to appeal to a wide range of buyers.

For investors, the property also provides an attractive rental opportunity, with an estimated rental return of approximately \$540—\$560 per week, subject to current market conditions.

Well presented, conveniently located and offering an easy-care lifestyle, this is a property that deserves your inspection.

Don't miss the opportunity to make this appealing home yours.

Contact us today to arrange your inspection-you'll be glad you did.

To make an offer, visit the link below:

<https://www.cognitoforms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID	68ZZFDC
Property Type	House
Land Area	366 m2

Corey Voss 0412 262 180

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James Frencken 0476 871 921

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
All details should be independently verified.

Produced by **Property Portraits**

Interior	96m ²
Exterior	14m ²
Garage	17m ²
TOTAL	127m²