

## Roma, 101 Arthur Street

### 3 Bedroom Home so close to the CBD

This 3 bedroom home is situated only a small walk from the Roma CBD in a perfect and central location.

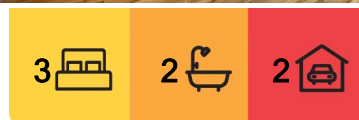
With a functional separated living design, this home lends itself with lots of potential. The home features a fly screened entertainment front landing area. With two sets of French doors leading into the home - the first leading into the open plan kitchen, dining and lounge area featuring high ceilings, vinyl timber look flooring, split system air-conditioning and a wood heater fireplace. The second set of french doors lead into the separate main bedroom featuring a sleepout / walk in robe and ensuite with shower. This area could be used as a private main or guest bedroom, or an in-home workspace as it is only accessible via the entertainment area.

Based off the main living areas, you will find another two large bedrooms, a small laundry and the main bathroom with shower, vanity and toilet.

The home features a well sized and fully fenced yard, with side access. It contains an



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B5CHG2](http://ljhooker.com.au/B5CHG2)

**Contact**  
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**LJ Hooker Roma**  
**(07) 4622 1222**



undercover carport area and storage / work space shed. With lots of empty space, the yard also has the potential for a large enclosed shed.

This home has been maintained to a high standard and is ready for a new family to make it their own.

Contact Mel O'Brien on 0458 221 222 to organise your inspection today.

## More About this Property

<b>Property ID</b>	B5CHG2
<b>Property Type</b>	House
<b>Land Area</b>	885 m2
<b>Including</b>	Toilets (2)

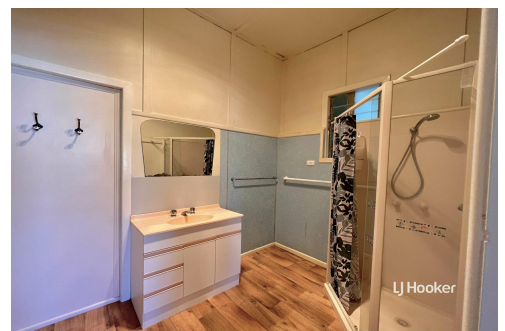
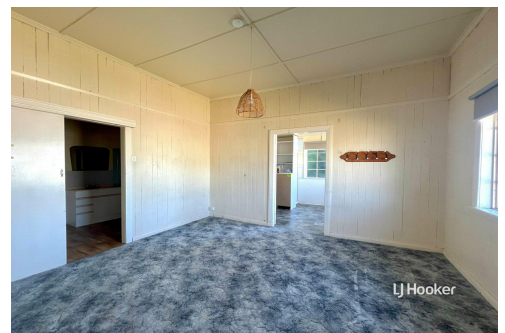
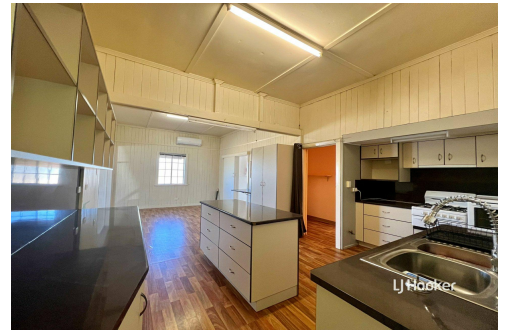
**Melanie O'Brien 0458 221 222**

Real Estate Salesperson | realestate.roma@ljhooker.com.au

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