



## Wayville, 44a Joslin Street

### DREAM LOCATION WITH STYLE

Wake up to a coffee in the front court yard, a walk or run in the Parklands, then breakfast in the sunny central court yard, all before walking, catching the tram or a short bike ride to work in the city.

If Real Estate is about position, this home HAS IT ALL!

A beautiful residential tree lined street leading to the South Parklands, City and Central Market and tram, bus and shops so close.

This 2 bedroom street frontage Duplex is all about convenience, with more space and style than imagined. Bigger than a unit, and smaller with lower maintenance than a home.



#### For Sale

Please Call

#### View

[ljhooker.com.au/14CSFDQ](http://ljhooker.com.au/14CSFDQ)

#### Contact

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**LJ Hooker Mount Barker**  
**(08) 8398 6300**

Both bedrooms have storage and adjacent bathroom facilities, the master with its ensuite bathroom and walk in robe, and the second bedroom with its spa bathroom and built in robe.

There are 2 light bright living areas. The large north facing open plan lounge/dining spills out to the centre sun filled courtyard whilst the second living area conveniently adjacent the modernised open plan kitchen (with heaps of storage, gas hotplates, and dishwasher) and in turn spills out to a pergola and serene fully fenced private rear garden. There is a carport under main roof and a second off street car space, a large storage/tool-shed, ducted cooling and gas heating.

The City is almost on your door step, no long commutes here. Bike, Tram Bus or car it&rsquo;s all minutes away and all about convenience.

Inspection is recommended through the Sole agent Richard Williams of L J Hooker, on 0418 845 073

## More About this Property

Property ID	14CSFDQ
Property Type	House

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