



Weston

CALLING ALL INVESTORS

INSPECTIONS AVAILABLE BY APPOINTMENT: Please contact Jane on 0408 662 119 or Emma on 0422 415 008 for property and inspection details.

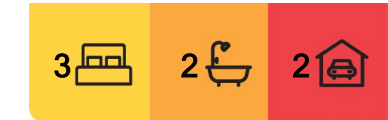
CURRENTLY LEASED WITH DHA UNTIL JULY 2027 AT \$775 P/W

Striking the perfect balance between sophistication and family functionality, this modern home is stylishly presented both inside and out, underpinned by thoughtful design and contemporary features. An ideal 'set and forget' investment awaits.

Easy care gardens give lovely street appeal. Stepping inside, a wonderfully segregated formal lounge room welcomes you. A tiled hallway guides you through to the remainder of the home and gives you an immediate sense of the space on offer. Set in a functional layout, the kitchen delights with an abundance of cabinetry, expansive stone benches, tiled splash back and walk in pantry, all perfectly aligning to handle busy day to day life as well



Disclaimer: 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.



For Sale
\$949,000 +

View
ljhooker.com.au/HMBH5W

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EER ★★★★★

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(02) 6288 8888

as entertaining with ease. The kitchen connects wonderfully with a spacious open plan family and dining area. Sliding doors embrace indoor/outdoor flow and draw you to the outside of the property where the covered alfresco and backyard combine to invite entertaining and relaxation.

Thoughtfully designed, three bedrooms are on offer, the master especially spacious and featuring a walk-in robe and ensuite. They are well serviced by the immaculate main bathroom, generously sized with separate bath and WC.

Additional features include large separate laundry with storage, double remote garage with internal access, a walk-in storeroom and multiple linen closets and ducted reverse cycle heating and cooling.

Enjoy the security and benefits of this investment, rented through DHA for \$775 per week until 2027. Ideally located close to Cooleman Court, quality schools and parks plus multiple nature offerings and easy access to arterial roads, this location cannot be beaten.

Features include;

- Two separate living areas
- Stylish kitchen with stone bench tops, gas cook top, ample bench space plus walk in pantry
- Covered alfresco entertaining
- Easy care gardens and flat lawn
- Master suite with walk in robe and large ensuite
- Two additional bedrooms with built in robes
- Main bathroom with separate bath and shower plus separate WC
- Built in study nook
- Walk in storage room plus multiple linen closets
- Ducted reverse cycle heating and cooling
- Remote double garage with internal access
- Landscaped easy care gardens

Land Size: 466m²

House Size: 162m² Internal and 40m² Garage (approx.)

UV: \$620,000 (2023)

Rates: \$3,301 p.a (approx.)

Land Tax: \$5,676 p.a (approx.) if rented

Construction: 2014



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More About this Property

Property ID	HMBH5W
Property Type	House
House Size	202 m2
Land Area	466 m2
EER	4

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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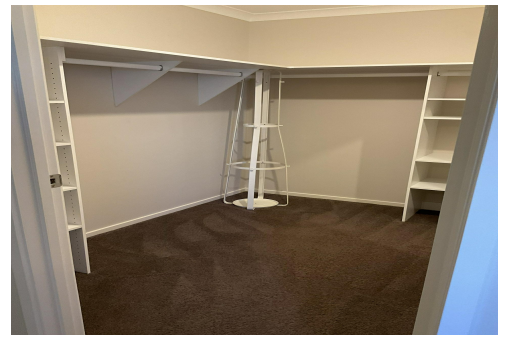
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