

1 Merong Pl, Bourkelands, NSW 2650

Sold - \$280,000

Villa 2 1 1 1



Priced to Sell

Positioned in an elevated, quiet cul-de-sac amongst prestigious homes this Bourkelands Villa is perfect for the retiree or investor.

This spacious Villa has a fantastic floor plan, with an abundance of natural light and ease of living with both great indoor and outdoor spaces. The lounge room is located at the front of the home off the entry foyer.

The two generous sized bedrooms offer built-in robes and TV points.

The bathroom has been well thought out offering a large bath/shower room, separate vanity area and toilet. For convenience there is also a second toilet off the laundry.

The kitchen offers a sizable walk-in pantry, ample cupboard and bench space. There is an electric stainless steel convection/fan forced oven, electric hot plates and dishwasher.

The open plan kitchen dining area can easily accommodate a table of 6-8 as well as kitchen bench stools.

There is lovely north facing screened entertainment area off the kitchen/meals area with gas bayonet for the BBQ, perfect spot for that quiet cup of tea.

Other features are a good sized laundry, reverse cycle split system heating and cooling and plenty of storage cupboards throughout.

There is a very low maintenance predominantly native garden with irrigation system and a waterwise nature strip.

There is a single lockup garage with remote roller door and internal access and ample shelving and storage.

Potential rental return of up to \$330 per week. The villa is standalone so there are no strata fees.

The vendors are keen for a quick sale so call today and make your time to inspect!

Open for Inspection

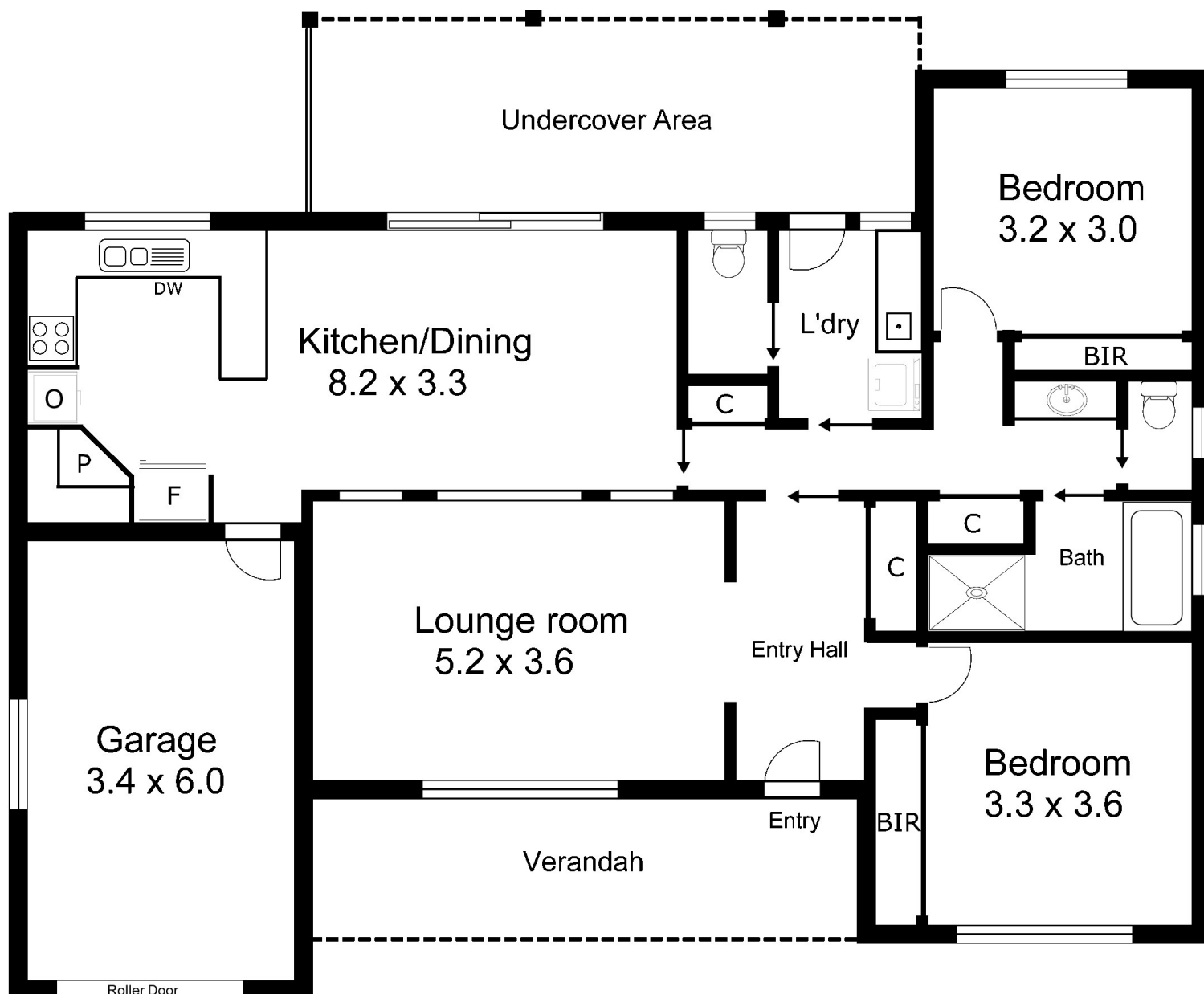
By Appointment.

Listed By

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Floorplan



1 Merong Pl, Bourkelands

Plans are not to scale & should be used as a guide only
Drawn by Vicki Stevens
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