



11 Cummings Street, **Braitling**

**SO MUCH VALUE FOR THE \$\$\$**

With expansive living space indoors and outdoors, this Braitling property offers relaxed, comfortable family living with the quintessential Alice lifestyle, at an unbeatable price...there really is outstanding value on offer here for the budget-conscious buyer.

The gardens are exceptional and the home is complete with three bedrooms, modern kitchen and bathroom, separate toilet, two separate living areas, rear covered patio, laundry, double carport, plus a 6m x 6m workshop that is lined and air-conditioned, suitable as a teenagers' retreat or fabulous games room.

There are many extras to enhance appeal, including: floating timber floors in all three bedrooms, gas heating, ducted evaporative cooling, split system air-conditioner, garden shed, outdoor gazebo, cubby house for the kids, plus extensive brick paving and pathways in the garden, to minimise maintenance and increase functionality.

It's a wonderful yard for entertaining and relaxing, with plenty of shade, as well as open air areas for toasting the good life under the stars...there is a vegetable garden providing you with some fresh produce to cook up a healthy meal, and you can pop down to the nearby IGA to fetch any other ingredients needed.

The home is in good condition, and with separate living areas it provides excellent family-friendly living... plus there is the man-shed (or she-haven) as a third living option and could be used for multiple purposes including a gym or home office.

Located within walking distance to Braitling Primary School and local shops; and just a short drive into the CBD, this is a superb place to work, rest and play.

3  1  2 

 792 sqm

**Offers Over \$409,000**

ID# 11010103787

**Open for Inspection**

Sat 24 Feb, 10:30am - 11:00am



**Dominic Miller**

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