



64 Noya Avenue, Modbury Heights

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### MAKE THIS LITTLE GEM YOURS!

INSPECTION IS EASY – If you are on our website [www.sharpdfn.com.au](http://www.sharpdfn.com.au) or [realestate.com.au](http://realestate.com.au) press the BOOK AN INSPECTION button to select a day and time to register. Once registered, we can keep you updated about any changes or cancellations.

Please note, you do need to register for any open inspections. If no-one registers for that time, then that inspection WILL NOT proceed. If there are no times set for this property, YOU MUST STILL register and as soon as times are set you will be advised of the inspection day and time.

Looks can be deceiving with this little gem offering more than you would expect!

#### Property features:

- \* 3 good sized bedrooms, all with ceiling fans
- \* Master with ensuite, walk in robe and roller shutters to bay window
- \* Easy to maintain kitchen with plenty of cupboard space and gas cooking
- \* Spacious lounge room
- \* Separate dining room
- \* Main bathroom with full sized bath
- \* Generous laundry with 2nd toilet and outdoor access
- \* Spacious undercover Alfresco area to the rear with additional shade cloth side area, perfect for summer entertaining
- \* Garden shed for use
- \* Rainwater tank to help with the gardens
- \* Single garage with automatic roller door
- \* Secure lockable gates to both sides of the house
- \* Reverse cycle split system in the lounge

Located in a quiet cul-de-sac within walking distance from a Reserve and Park complete with playground, there is plenty of room for kids to play. This beautifully presented home is conveniently located close to Clovercrest Shopping Centre, local shops, schools and public transport. Only minutes to Tea Tree Plaza Shopping Centre and the O-Bahn.

Book to inspect via the book inspection button today!

Sorry no pets allowed.

**\$355 Per Week**

ID# 21429110585

Date Available Thu 13 Jul, 2017

Bond \$2,130

**Property Management**

08 8262 8222