



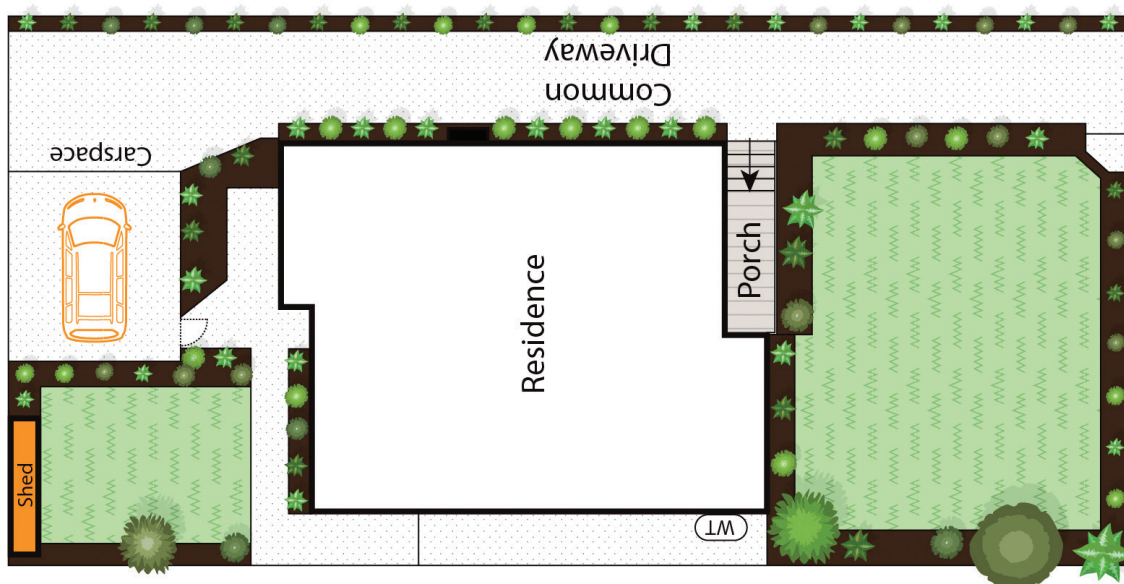
**The Perfect First Home, Investment or Makeover Project**

**Sale By Openn Negotiation**

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Boasting its own title, this property promises easy living in Hamlyn Heights! The home invites you to move straight in or to update with a contemporary touch - making this an ideal choice for FHBs, investors & renovators alike (STCA)! The original interiors are in spotless condition, with timber sash windows adding character. The living & dining room create a wealth of space, while the updated kitchen is well equipped with a BIP, dishwasher & s/ steel cooking apps. Three BRs with BIRs & bathroom with combined shower/bath. The sunroom overlooks the secure courtyard, which soaks up the western sunshine. Dedicated off-street parking is provided for one vehicle. A convenient lifestyle is yours to keep with PT, the Vines Road shops & Vines Road Community Centre only a short stroll away. Enjoy close access to schools & the Ring Road.





Site Plan

