



# FOR SALE

2 1 1

## SIMPLY GORGEOUS

Three top reasons this cutie pie will be snapped up....

1. Light and bright
2. Leafy and green
3. Location and lifestyle

Enjoy your own private sanctuary in this gorgeous villa, power packed with unique features and is ready to move in! Some of the extras you will love.....

1. Split reverse cycle air conditioning in lounge
2. Generous sized main bedroom with built in robes
3. Single carport adjoining front door
4. Security alarm and security screens
5. Instant hot water system



**Erit David**  
**0411 888 336**  
 erit@eqrealty.com.au

Shire: City of Stirling  
 Council rates: \$1533.27 approx. per annum  
 Water rates: \$944.33 approx. per annum  
 Villa size: 76 sqm  
 Built: 1980  
 Levies: \$750 per quarter for levy plus \$245.30 per quarter for reserve fund. Includes building insurance, garden maintenance and water usage.

**EQREALTY**  
*excellence with heart*

[www.eqrealty.com.au](http://www.eqrealty.com.au)