

Sold



Unit 9, 86 Ellersdale Ave, Warwick



### Over 55's Villa with Everything in Reach!

Almost adjacent to Warwick Grove Shopping Centre you'll find a beautifully maintained over 55's complex at 86 Ellersdale Road.

Number 9 of 13 is a two-bedroom, one-bathroom street-front villa - neat as a pin and ready for its new owners. The gardens are lovely, and this villa has a generous courtyard, which faces onto Ellersdale Road, and a small side courtyard off the laundry as a drying area.

Features of this home include:

- Two bedrooms, one bathroom.
- Master bedroom is carpeted, with ceiling fan, built-in double robe and vertical blinds.
- The second bedroom is also carpeted, with built-in double robe and vertical blinds.
- The lounge room features pinch pleat curtains and a wall-mounted reverse-cycle air conditioning unit for year-round comfort. The triple-panel sliding doors, which lead into the courtyard let plenty of natural light into the home.
- The kitchen has plenty of bench and cupboard space, with a microwave and fridge recess, 4-burner gas cooktop, electric oven and rangehood.
- The bathroom has a great-sized vanity with recessed porcelain basin, two drawers and double, under bench cabinets.
- Single, lock-up garage with additional room for storage and/or shelving

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24581

#### Agent Details

Graeme Correy - 0419 902 309

#### Office Details

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Residents of the complex love being walking distance to Warwick Grove Shopping Centre Event Cinemas, having a bus route across the road, and easy access to arterial roads such as Beach Road, Erindale and Warwick Roads, and the Mitchell Freeway - not to mention a choice of local parks close-by.

This lovely home is an Over 55's downsizers dream - low maintenance, close to everything, and seeking offers from just \$309,000.

Contact Graeme Correy on 0419 902 309 to book your inspection of this lovely home today.

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