



**NEAR NEW FAMILY HOME. GREAT VALUE!**

**32 Haydon Street, Rosebery**  
**\$435,000**



**REAL VALUE!**

SPACIOUS, MODERN, OPEN PLAN LIVING  
4 BIG BEDROOMS  
GREAT FOR LARGE OR SMALL FAMILIES  
TROPICAL LIVING WITH SPACIOUS LUSH GARDENS  
EXTRA SECURE SIDE ACCESS PARKING FOR SMALL BOATS  
ACROSS THE ROAD FROM A GREAT PARK  
CONVENIENT LOCATION, WALK TO BUS, PARK,  
CLOSE TO SCHOOL & SHOPS  
WELL KNOWN AS A FAMILY FRIENDLY STREET

**THE HOUSE**

This 10 years young, RECENTLY RE PAINTED INSIDE AND OUT, custom built brick rendered Abode home offers around 200m2 under roof, with 4 big bedrooms all with built-ins and split air-conditioning, the main bedroom with a walk in robe and en-suite. ENJOY the spacious open plan lounge & dining room that opens on to outside covered living area. Also featuring light coloured tiles and low maintenance living.

The kitchen is very functional with a breakfast bar, offering good bench space and storage, including dishwasher nook, electric cook top and oven. True quality with stainless steel appliances.

The main bathroom offers a separate bath, shower and separate toilet. A good size internal laundry is another feature of this great value family home.

**OUTSIDE**

Landscaped garden with plenty of lush lawn and shade  
Side gate access for Small trailer or small boat  
Double lock up garage with remote doors offering covered access for the wet season  
The property is a fenced 677m2 level dry block, auto irrigated and low maintenance

**THE LOCATION**

Good street, known for its friendly family residences, position, near a great friendly park, walk to school, sporting facilities as well as transport, walk to shops and a short drive to the super medical center.

**FOR THE INVESTOR**

The property is currently rented until December 2019 for 510 p/w. (Approximately 6.1% return)

**THE PRICE**

The price was set by one of Darwin's leading independent Valuation companies for accuracy and to provide buyer confidence of their bank approving the purchase price.



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