



18 Beresford Gdns, Swan View



Another one SOLD!

MAGICAL LOCATION OPPOSITE BROWN PARK

With a magical location opposite Brown Park, you can kick the kids outside, take the dog for a walk or just enjoy the fact you don't have neighbours directly opposite.

This is a much loved home which would suit any buyer from 1st homebuyers, investors or downsizers.

Featuring a separate entry that leads to a spacious light and bright formal lounge, you can enjoy no more people walking straight into your living area. The lounge adjoins the dining space which leads into the kitchen. Alternatively, this area could be used as an open computer/study room.

The updated kitchen features a dishwasher, upright gas cooker, double sink and is a practical and functional design with plenty of cupboards. Overlooking the kitchen is the spacious tiled family room, which gives this house another dimension as it has 2 living areas.

Easy access from the kitchen and family rooms to the rear entertaining space, make this home a great entertainer.

The main bedroom features its own air-conditioning unit and walk-in robe whilst all 3 bedrooms have ceiling fans, perfect for the energy conscious buyer.

The outdoor entertaining consists of a large paved gabled patio alfresco with a built in BBQ area. To complete the picture, the 700sqm + block size affords a decent size backyard with the potential to have drive-through access to the rear.

Other features include:

- *Split system air-conditioners
- *Built-in & walk-in robes
- *Ceiling fans

3 1 2 709 m2

Price	SOLD for \$270,000
Property Type	Residential
Property ID	1932
Land Area	709 m2

Agent Details

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- *Security screens
- *2 separate living areas
- *Brick & tile construction
- *Large outdoor living area
- *Secure backyard with potential for rear access through the carport
- *Elevated position overlooking Brown Park
- *Walking distance to schools & shops

Sales like this don't happen very often with such features near Brown Park, so if this is in your price range, my advice would be to inspect without delay.

VIEWINGS

We are still able to conduct private viewings for 1-2 people provided social distancing rules are followed

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