



8, 46 Powell Street, Yagoona



TRANQUIL VILLA DESIGNED FOR EFFORTLESS LIVING

Nestled in an end-of-row position, this superb villa home appeals with select upgrades assuring a simple transition and a lifestyle of low maintenance in a peaceful and private setting.

Surpassing the scale of other two-bedroom offerings in the market, the floorplan combines generous open plan living space with a wraparound courtyard set with a sheltered alfresco area. Other features include easy care floors, a spacious kitchen and a stylishly updated bathroom.

Including the benefit of dual parking, this is a wise choice for a first home or investment. Graf Park is nearby and a choice of schools and transport modes are within walking distance.

- Good-sized living area opens to the covered verandah
- Wraparound courtyard graced with a fruiting mango tree
- Kitchen has breakfast counter & plenty of cupboard space
- Bedrooms feature main with built-ins & ensuite access
- Stylishly updated modern bathroom, air conditioning
- Easy clean interiors set with floating floors throughout
- Internal entry to garage, plus car space & storage shed

Council Rates: Approx. \$260.00 Per Quarter

Water Rates: Approx. \$178.00 Per Quarter

Strata Rates: Approx. \$357.00 Per Quarter

About Yagoona

Located 20km south west of Sydney's CBD, Yagoona offers quiet suburban streets with shops, cosmopolitan dining and transport at its heart. A great choice for young families, it's dotted with community parklands, playgrounds and primary schools. It is convenient to

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Price	SOLD for \$545,000
Property Type	Residential
Property ID	794

AGENT DETAILS

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domain
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Bankstown's central business district and is famous as the home to Australia's first ever golden arches.

Should you have any queries please contact Ross Mournhis on 0419 171 469.

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