



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

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

### AUCTION

Saturday 26 May, 3:00 PM

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville  
 Shop 5, 345 Illawarra Road Marrickville  
 NSW 2204  
 02 9558 0388

**domain**  
 property **agents**

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