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Moloney  
REAL ESTATE



## Comfort and ease of living

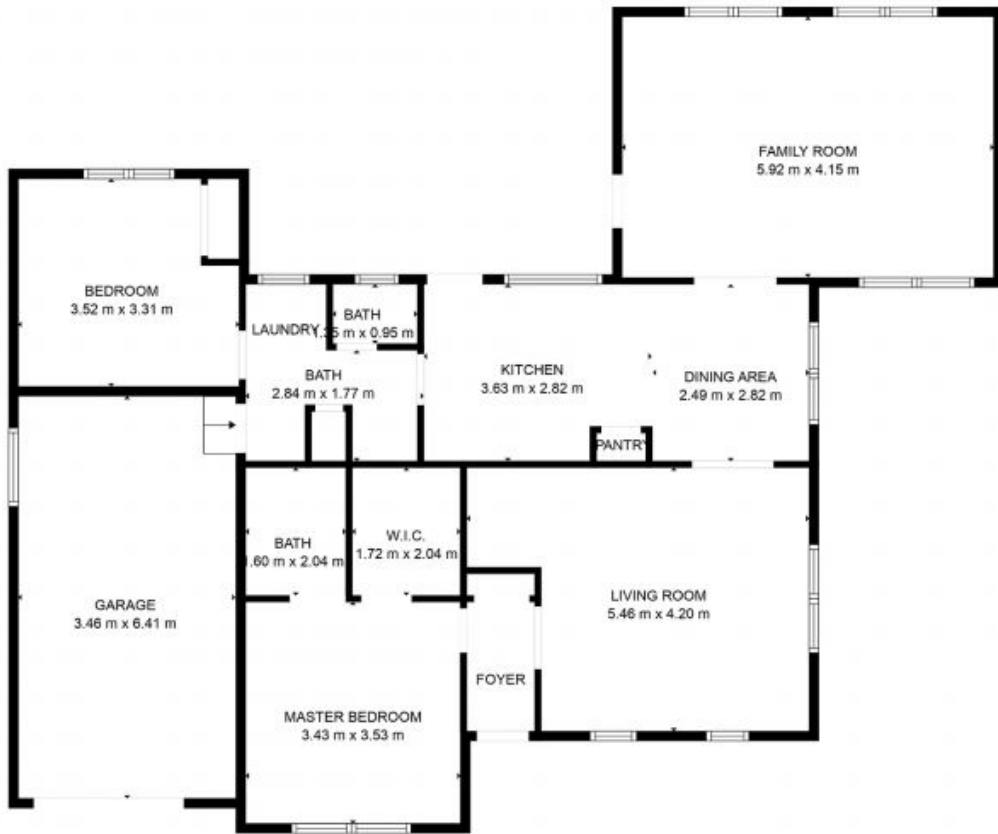
This well presented two-bedroom residence is nestled within a small cul-de-sac, among just five other homes. A neatly manicured front garden, adorned with a lovely hedge, sets the scene for this charming abode, complemented by an undercover front porch.

Wander through a light-filled lounge room, complete with a convenient study nook and ceiling fan for added comfort. The kitchen is well-proportioned and fully equipped with a large pantry, ample storage, a large double sink, electric stovetop and oven, and a breakfast bar.

The master bedroom, positioned at the front of the home, features a large walk-in robe, ensuite, and a large window overlooking the fro

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**TOTAL: 106 m<sup>2</sup>**  
 FLOOR 1: 106 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 22 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.