



## Brimming with Appeal

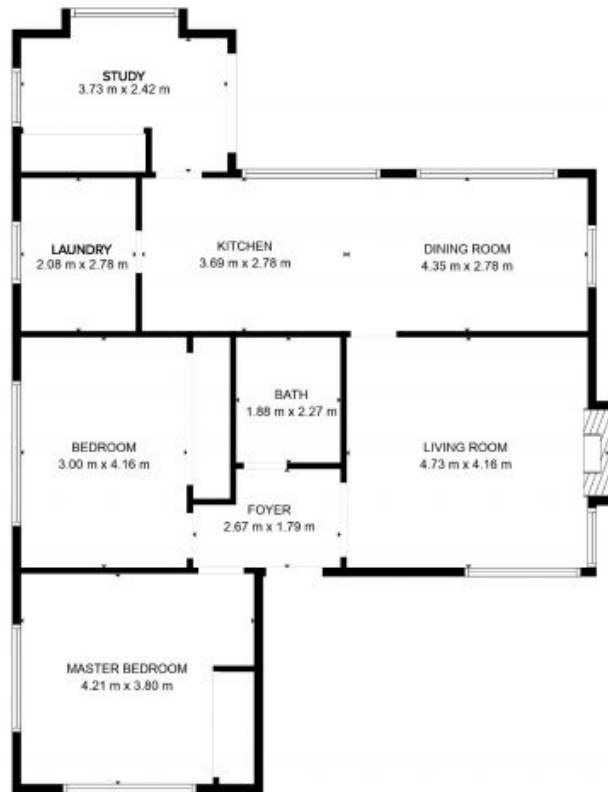
Situated on a lovely elevated property set back off the street, this home is filled with charming character with some modern touches throughout.

This well laid out home features two spacious bedrooms, each with built-in robes and large windows that fill the rooms with light and warmth. A small study area is a bonus, offering additional storage cupboards and access to the outside. The main bathroom is sleek and neat, featuring floor-to-ceiling tiles.

Equipped with a gas fireplace and split system, the living room is positioned in the centre of the home and is bursting with natural light. Beautiful floorboards run throughout the home, enhancing its charm. The sparkling kitchen and meals area boasts striking floor tiles, a roomy dining space overlooking the back

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**TOTAL: 98 m<sup>2</sup>**  
**FLOOR 1: 98 m<sup>2</sup>**  
 EXCLUDED AREAS: BAY WINDOW: 1 m<sup>2</sup>, FIREPLACE: 0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Moloney**  
 REAL ESTATE

12 High Street

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