



For Sale - 4 Timbermill Road, Whenuapai

By Negotiation

MOTIVATED VENDOR SEEKS SMART BUYER!

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Looking for a home that offers so much more than the standard townhouse? Loaded with extra features, first home buyers will love this thoughtfully designed two-bedroom residence boasting extra-large bedrooms, open-plan living, and a fantastic outdoor entertaining area - all in an unbeatable Whenuapai location.

Both bedrooms include large double wardrobes with built-in storage, and the second bedroom features a study nook - perfect for work or study. The updated kitchen offers additional bench space, a pantry, and quality Smeg appliances. Comfort is assured with double glazing, insulation, and two heat pumps. Tinted north-facing windows in the lounge and second bedroom keep the home cool in summer.

Step outside to the North-facing deck, where you can enjoy beautiful sunsets under the louvred pergola. The private, low-maintenance section is fully fenced, with artificial turf and bark for easy care.

The painted and carpeted garage has been transformed into a versatile rumpus room but can easily be reinstated. In addition to the existing garage door, there is a clever roll-down lifestyle door for use during the day to provide added light. Unlike a fixed ranch-slider, this means the garage can still be used for cars if preferred. There's also off-street parking and ample guest parking nearby.

Completed in Jan 2021 by Mike Greer Homes, with over 5 years remaining on the transferable Master Build Guarantee, and amenities within walking distance, this is an opportunity not to be missed!

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Floor Area: 96 sqm (approx)

Legal Description: UNIT 2 DP 554700

Rateable Value: \$710,000 (2024)

Rates: \$2,501.15 pa

Body Corporate: \$3,183.70 pa

Chattels: blinds, curtains, fixed floor coverings, rangehood, stove, cooktop, dishwasher, pantry, kitchen waste disposal, light fittings, 2 heat pumps, heated towel rail, bathroom fan and heater, smoke alarm/s, pergola, lifestyle door, 2 garage door remotes

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