



**CONCORD**  
4/1 Corby Avenue

3  2  2 

**SOLD**  
Dib Chidiac 0415 657 331

Level entry, easy care villa homes are as rare as the proverbial hens' teeth in Concord and this gem has the added advantage of nestling tucked away in the blue ribbon Canada Bay foreshore precinct, convenient to walks and sports ovals.

- Brilliantly light-filled and instantly inviting brick interiors, elegantly and freshly presented
- Versatile lifestyle with special appeal for first time buyers, downsizers and investors or people seeking more room to move than available in an average apartment
- Embraced by a charming front garden and a secluded partially undercover child-safe rear courtyard
- Spacious, fluid living/dining areas with skylights throughout, laundry built in cupboards
- Kitchen with stainless steel range and two sleek brand new contemporary bathrooms
- Main bedroom a rhapsody in black, white and grey with full-width built-ins and ceiling fan
- Footsteps to primary and high school, childcare facility and CBD/station buses and convenient to Majors Bay Rd shops/cafes.

Contact Dib Chidiac on 0415 657 331 or Michael Chidiac on 0430 03 03 03

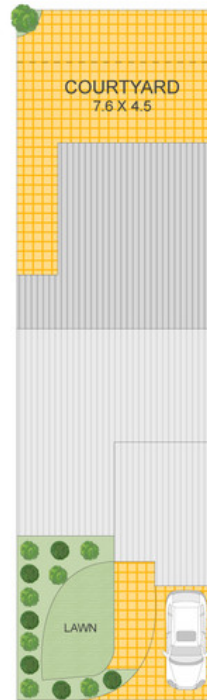
<b>Property ID:</b>	19817903
<b>Property Type:</b>	Villa
<b>Building / Floor Area:</b>	163
<b>Garages:</b>	2

## AGENT





GROUND FLOOR



SITE PLAN

APPROXIMATE AREAS	
Internal	99.2 sqm
External	64.5 sqm
Carport	15 sqm
Total Area	178.7 sqm
APPROXIMATE OUTGOINGS	
Strata	\$810 pq
Council	\$276 pq
Water	\$178 pq

**CONCORD**  
4/1 Corby Avenue

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

**Raine&Horne.**