



## Well Presented 'Duplex-Style' Unit



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## 9/12 Blanch Street, Lemon Tree Passage

Sold for \$375,000 (Nov 20, 2020)

This well presented 3 bedroom 'strata-title' unit is located in a quality complex only 300 metres from a majestic foreshore reserve & waterfront & only a short walk to the local Bowling Club & village shops. Features large combined lounge / dining / kitchen; laundry (2nd toilet); single garage with internal access; 3 'good-sized' bedrooms; large bathroom & nicely landscaped & paved courtyard at the rear. The unit is approximately ten (10) years old and presents in very good order. Includes 2 x 'split-cycle' air-conditioning units; dishwasher; auto garage door opener & rear gate access which might suit a car; small boat or trailer. Currently tenanted so could suit the investor but also great buying at this price for the retiree or even the first-home buyer. The complex offers a quiet lifestyle & backs onto a very large timbered Public Reserve.

Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.

<b>Property ID:</b>	L908834
<b>Property Type:</b>	Townhouse
<b>Building / Floor Area:</b>	120
<b>Garages:</b>	1
<b>Land Area:</b>	250.0 sqm

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