

# 8A Yarra Vista Court, Yarrawarra, NSW, 2233

## Duplex Semi-detached For Sale

Friday, 16 August 2024



8A Yarra Vista Court, Yarrawarra, NSW, 2233

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex Semi-detached**



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## Spacious With Ideal Location

Privately positioned this attractive and well maintained light filled duplex is quietly set within a peaceful cul-de-sac and offers an effortless and easy care lifestyle with no stairs access if required. A superb opportunity and suitable to downsizers, first home buyers and investors it is located close to shops, schools and transport with lovely reserve opposite. It is self managed by the owners so the Strata is very affordable.

Other features of this property include:

- Generous sunny lounge with split- cycle air-conditioner
- Three well proportioned bedrooms, two with built-ins / main with pristine en-suite
- Well appointed sunny light drenched bathroom with separate bath & shower
- Spacious kitchen in excellent condition with s/s appliances & view of yard, dining area alongside with split-cycle air-conditioner
- Well appointed laundry with storage & yard access
- Oversized double auto garaging with side sliding door access & excellent recessed storage
- Things to love: Two linen & storage cupboards, two split-cycle air-conditioners

Levies: Strata: \$300.00 Water: \$170.00 Rates: \$277.20 (all approx.)

Positioned alongside outstanding quality homes this appealing property provides easy living with low maintenance yard with room to entertain and children to play and the family to relax.

With Yarra Vista Court Reserve at your convenience with shady trees and bushland its ideal for walking the dog and the children's playground provides a wonderful escape.