



3 Agana Avenue NOBLE PARK

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## Sweet & Homely. No Sweat Required! Potential Dual Living!

South facing classic brick veneer home ticks all boxes. Decent block (Approx. 648m<sup>2</sup>), great neighbours, convenient location and a 4 bedroom with 2 living zoned - large family home! This home is very low maintenance allowing all members in family to keep their lifestyle in check. Beautiful front porch leading into the home with timber floorboards flowing into the lounge and 3 of the bedrooms. Your private kitchen space including plenty of storage spaces, gas appliances & dishwasher. 4th bedroom separate from the rest and adjoining entertainment room overlooking the courtyard. Potential to add another kitchen in 2nd laundry area creating private space for parents, young adults or choose to lease out to generate some cash flow.

### Other Features Include:

- \* 4 bedrooms all with BIRs & Ceiling fans
- \* Central bathroom with spa bath and separate toilet
- \* Alarm
- \* Formal lounge
- \* 2 X Laundry area
- \* Entertainment area with water connections (Currently used as laundry area)



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DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate