



## 📍 46 Tranmere Road, Fairfield

2 bedrooms, 1 car, 1 bathroom, 1 garage

Now here's an opportunity to make a great investment in your family's future. Situated at 46 Tranmere Road you'll be welcomed into this beautifully maintained family home on a generous section offering so much enjoyment for those looking for a peaceful private lifestyle within an easy care environment. The home offers two bedrooms, beautiful new modern kitchen which includes dishwasher electric cooktop and under bench oven, plenty of cupboard and bench space and finished with stylish white polished tile and quality tapware. It's a kitchen you would expect to find in a brand new home. The space also encompasses a tidy dining nook that works well within the kitchens floor plan. Moving through to the main living it's all about sunshine and bringing the outdoors in. Whilst the room provides the comfort of a heat pump and new carpets it's the classic white timber French doors that open out to the patio that create a real feeling of space, It's just the place to spend mornings and afternoons taking things easy or pottering around the extensive front garden. Moving back inside we have a mixture of polished native timber flooring and carpeted rooms surrounded in a classic neutral colour scheme. The bathroom works well in the design and a brand new designer style toilet suite has been added. Other features include a HRV system, brand new floor and ceiling insulation and fibre has been installed. Stepping out the back door you'll notice the convenience of a covered walkway between the home and the garage, tidy high fencing for your safety and security and a garden shed.

<b>Floor size</b>	84 m <sup>2</sup>
<b>Rateable value</b>	\$395,000
<b>Rates</b>	\$1,968.82

