



## 31 Rosehill Place, Nawton

This single level fibre cement weatherboard house built in the 90's sits on a 732m2 freehold section that will absolutely delight you. Featuring three bedrooms, two living areas, one bathroom, separate toilet, separate laundry, double garage, private and fully fenced backyard for the kids and the pets to play. The HRV system and a heatpump means a year round comfort for you. The owners have recently done the hard work in putting a new deck at the front for you to enjoy the sunshine. The open plan living, kitchen and dining area opens up to a generous pergola which is fantastic for a family barbeque or to sit outside, relax and enjoy the fresh air. The home takes in vistas over Grandview Heights and towards the Zoo that will make you to say "wow". Easy access to the Base and CBD, a bus stop is located in walking distance. Call Daljit now on 0272437116 to arrange a private viewing to own this lucky charm.

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Land area	732 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$2,786.63



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