



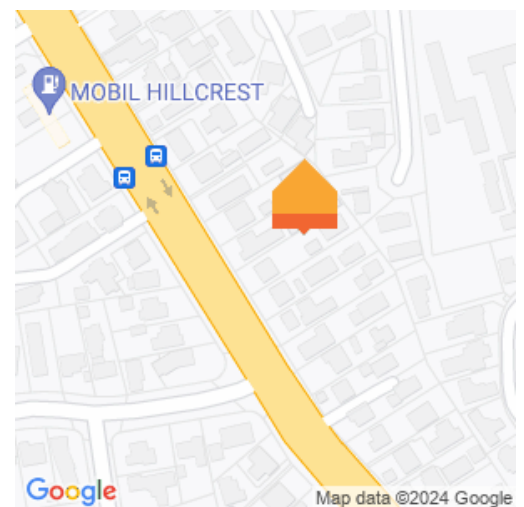
## 305A Cambridge Road, Hillcrest

Conveniently positioned well back from the road, this newly redecorated home is so attractive, whether you're a first home buyer, a family seeking space or an astute investor. Spread over two levels, the lower level has a sunny living area opening out to a north facing wrap around deck and courtyard, perfect for a shade sail and the long summer ahead. The kitchen and dining get all the morning sun and the family bathroom plus two good sized bedrooms complete the picture. Upstairs you will find the master bedroom with updated ensuite and large second living area for escaping those who reside downstairs, or for use as a sprawling work from home space. You are assured of year-round comfort by the presence of both gas central heating and two heatpump/air conditioning units. The section is the perfect size, requiring little maintenance yet still boasting plenty of space for growing families and the separate double garage is a huge bonus. Everything you could ever need is within walking distance, including the local New World supermarket and an assortment of shops and amenities close enough to walk with your reusable bags, and you're zoned for all the Hillcrest schools. Well-maintained, low-maintenance properties in this incredibly convenient pocket of the city are always in demand, and prospective purchasers are urged to act quickly. Call today to learn more.

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Rates

\$2,865.62



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