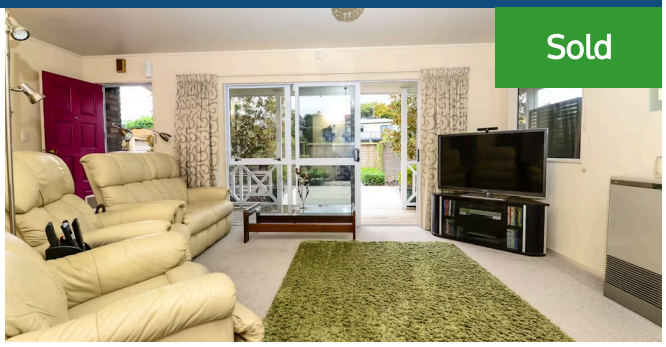
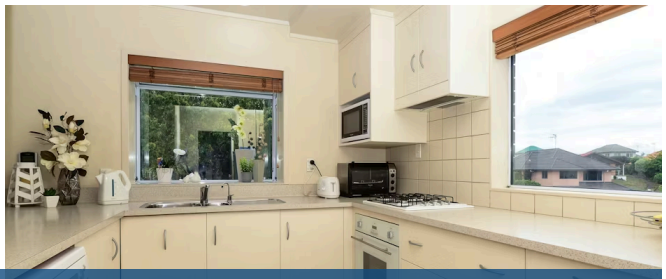
Lugtons

Your home is worth more with Lugton's





Sold



2 Sunny Dale, Western Heights

4 3 2

Innovative formatting for lifestyle flexibility blends with coveted locality in "wow-factor" Western Heights. Configure as a five-bedrooms / single lounge or four bedrooms and twin lounges with room for the grandparents or guest in a semi self-contained area featuring its own fridge, bench oven and pantry, with handy access to the bathroom and independent entrance and driveway. Two big upstairs bedrooms share a common landing usable as a third living area or teen-space with convenience enhanced by dual access to the master ensuite. If working from home figures in your plans then you're all sorted with fast-fibre and an office. Entertaining becomes a sensation following kitchen renovation and open plan lounge flowing to a paved and private patio ideal for relaxed outdoor living. Sunny and sweet in a prime Western Heights street with a brand new playground along the road set on a corner section lush with modern plantings and delightful sunny gardens. Immensely comfortable with double-glazing, new carpet and intensely practical featuring an attached double garage/workshop and piles of parking for boat or motorhome. Seriously for sale on Sunny Dale and not to be missed - get it to the top of the viewing list!

Land area	618 m²
Floor size	250 m²
Rateable value	$720,000
Rates	$3,220.00

