



**Unit 1, 8 Ryce Ct, Eden Hill**



### STREET FRONT GEM

This villa has all the key attributes – good street and location, separate and freestanding, own street frontage, good spacious design and well maintained, small complex, extra own parking.

Details of this rare gem are as follows:

- Freestanding (no common walls) with own street frontage;
- Quiet complex of 8 villas;
- Spacious 115 m<sup>2</sup> house on large 320 m<sup>2</sup> land;
- Small cul-de-sac with quality homes;
- Well maintained with new carpets;
- Extra large lounge with separate space for TV/media/study zone;
- 3 spacious bedrooms, all with 2 or 3 door robes;
- Bright bathroom with separate shower and bath;
- 3 air-cons in 2 bedrooms and living area;
- Gas hot water system, hotplates and bayonet for heating;
- Both dining and laundry have access to rear patio;
- Full length rear patio facing north for winter warmth;
- Large store in carport;
- Separate frontage provides own parking for 3 or 4 cars;
- Walking distance to Freeland Sq Park and Jubilee Reserve;

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<b>Price</b>	From \$319,000
<b>Property Type</b>	residential
<b>Property ID</b>	573
<b>Land Area</b>	320 m <sup>2</sup>
<b>Floor Area</b>	115 m <sup>2</sup>

#### Inspection Times

Sat 11 Jul, 1:45 PM - 2:15 PM

#### Agent Details

Corinne Webber - 0412036133

#### Office Details

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