



## 16F Breckons Avenue, Nawton

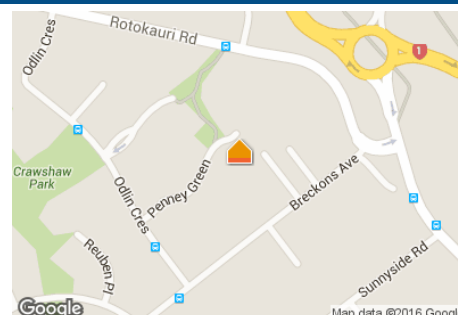
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### Cheaper Than Your Rent?

#CH12901

\$375,000

Peacefully and privately nestled at the end of a shared driveway, this tidy refurbished young family nest is an ideal starter home. It sits on a child-friendly section with room for outdoor play equipment, a raised veggie garden and two storage sheds. Indoors presents toasty warm interiors, boosted by a new heat pump unit and HRV. Being on wi-fi, the heat pump can be operated remotely, a feature which has proved particularly useful over the hot months. My vendors have loved coming home to a cool environment in the heat of summer. Living offers the friendly conviviality of open plan. Decor has been refreshed throughout in a modern muted colour palette. Kitchen cabinetry has also been painted. The flooring is less than a year old, including the carpet. Curtains, bathroom vanity and door handles have also been updated. There is a separate laundry, an alarm system and insulation top and bottom. The whole package comes together beautifully for a family starting out in their first home. The rear perimeter fence is 1.8m, making the property both child and pet-friendly. Two car parks take care of vehicles and the larger of the two sheds sits on a new wood base so is movable. A friendly neighbourhood community has heightened my



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### Property Features

CV \$240,000

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