

Sold




13 Marlyn Ave, East Lismore



## SOLD BY ROBYN HUNT

Welcome home to this deceptively large three bedroom home with dual living areas, fresh internal paint and beautiful polished timber floors. Having said that, it's the combination of the location and positioning that really sets this one apart. A short stroll down the road in one direction sees you at a fantastic playground and sporting fields, while a stroll in the other direction will see you at the nearby schools and university, or even enjoying the amenities on offer at the local bowling club.

All three bedrooms are large and offer ample built-in wardrobe space and include ceiling fans, with the main indulging you with the convenience of an ensuite. Whilst the centrally located kitchen is still relatively original it's a great space with separate storage area that allows the ability down the track to put in whatever kitchen design you fancy. The main bathroom is spacious and a separate toilet again adds to convenience. Living

 3  2  3  558 m<sup>2</sup>

**Price** SOLD for  
\$375,000

**Property Type** Residential

**Property ID** 857

**Land Area** 558 m<sup>2</sup>

### Agent Details

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costs are kept down with the advantages brought about in having a huge solar system, solar hot water and a dishwasher.

In addition to the air-conditioned main lounge room a highly functional rumpus room has been created which allows fantastic separation of living for all household members.

Quality time with family & friends can be enjoyed in the large enclosed outdoor entertaining area, cosy courtyard, or the rear yard which is fully fenced for the kids, pets or gardener with a particular emphasis on privacy. The indoor and outdoor living space options here are seemingly endless and it is all set on an easy to maintain and level block of 558m<sup>2</sup> (approx.).

Garden sheds, a large laundry with storage space, a double carport and a third enclosed carport cater brilliantly for your vehicles and recreational toys and really complete the picture.

It's a reluctant sale however our vendors know it's time to finalise the family estate and allow new owners to relish the benefits on offer with attributes and a location such as this.

Don't miss this wonderful home. It is ready for your inspection by calling exclusive selling agent, Robyn Hunt, on 0448 448 758 today!

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