



SO CLOSE TO EVERYTHING!

Proudly sitting on a secure easy-care flat site in a very sought-after cul-de-sac location, this substantial 223m² three-bedroom freestanding town house is loaded with features. With a second lounge or rumpus, internal lift, 2 bathrooms, large double garage, separate laundry, secluded gardens and perfectly sited for all day sun.

Granny flat? Home gym? Storage? Extended family? With easy access to the CBD, the 11th Avenue shops plus the convenience of nearby Brookfield shopping. This property offers so much.

3  2  2 

\$679,000

31a Tekoah Place Judea

Web ID# WB1222

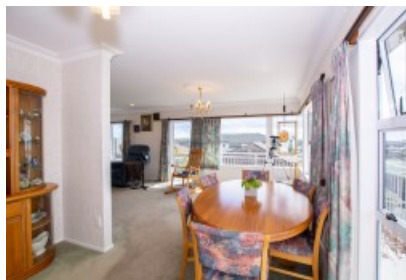
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Property Information

Property Address	31a Tekoah Place, Judea
Legal Description	Lot 1 DPS 55605 Flat 2 DPS 55648 SA46A/737
Land Value	\$188,000
Capital Value	\$528,000
Capital Valuation Date	July 2015
Rates	\$2,498.90
Year Built	1989
Exterior Construction	Brick and texture
Roof	Metal tiles
Joinery	Aluminium
House Area	223m ² approx
Land Area	1/2 share of 759m ² approx
Bedrooms	Three
Bathrooms	Two
Garaging	Double garage
Chattels	Fixed floor coverings, Drapes, Blinds, Curtains, Light fittings, Dishwasher, Electric garage door opener with 1 remote, Waste disposal, Rangehood, Heated towel rail x 2, Heatpump, Ceiling fan, Bathroom heater, TV Aerial, Garden shed, Security lights, Sun awning, Shelves in garage, Cupboards in garage, Water feature in garden,

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HEALTH AND SAFETY NOTES:

All parties must be registered to inspect this property and comply with the Health and Safety at Work Act 2015.

- Report any incidents, accidents or near misses while on the property.
- Wear suitable footwear, where appropriate, and take extra care on wet, slippery or uneven surfaces. Running is prohibited.
- Do not touch or operate any electrical or other machinery without consent while on the property.
- Children must be supervised at all times and for the purpose of safety it is prohibited for any visitors to use any of the sellers equipment, recreational or otherwise.
- No smoking on the property (this property is a smoke free zone to all visitors)
- In the event of an emergency assemble outside the front of the property.
- All inspections of this property are based on an "as is where is" basis. The agent is unable to guarantee all aspects of risk management disclosure when some risks are unknown or undetected at this point. You enter this property at your own risk.

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**THINKING OF SELLING?—COMPARE OUR RATES:
2.95% TO \$400,000 2% THEREAFTER, \$500 ADMIN + GST**

