



### 3 Scarborough Place, Abercrombie FOR SALE



#### Immaculately Presented Family Home

Nestled in an established area of popular Abercrombie, this spacious three-bedroom home will suit an array of buyers, from savvy investors to those wishing to downsize, as well as first-home buyers.

#### Features include:

- Lovely curb appeal with a covered front veranda, and large front door with decorative leadlight glass that opens up into a wide entry hall.
- Spacious formal lounge room, central kitchen and a charming light-filled dining area
- Open plan family room with glass doors leading out to alfresco entertaining
- Three large bedrooms all with built-in robes and a stylishly renovated three-way bathroom with stunning feature tiles, wall-hung vanity with large sink, a luxe free-standing bathtub, oversized shower, striking black fixtures and a separate WC.
- Ducted heating & cooling, ceiling fans, attractive vinyl flooring, with carpet in the bedrooms and Large internal laundry and additional WC
- Double lock-up garage with internal access, enormous covered alfresco area, garden shed, rotary clothesline, great sized wrap-around rear yard with easy-care lawn, established terraced gardens, screening trees, drive-thru side access, set on a sizeable 980 sqm block

#### Features

- 2 Toilets
- Built-In Robes
- Dishwasher
- 2 Living Areas
- Pet Friendly
- Fully Fenced
- Outside Entertaining Area
- Remote Garage Door
- Secure Parking
- Shed
- Ducted Cooling
- Ducted Heating

#### Land size



**Sandy Fairbrother**

Principal - Cleary Fairbrother Property

**M:** 0438 436 161

**E:** sandy.fairbrother@smileelite.com



**Jay Cleary**

Principal - Cleary Fairbrother Property

**M:** 0439 891 872

**E:** jay.cleary@smileelite.com

980.00 Sqm

**Council rates**

\$800 per qtr

**Strata Fees**

\$ per qtr



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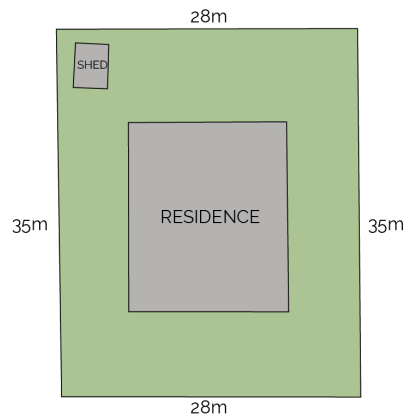


**Jay Cleary**

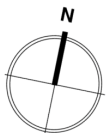
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APPROX. TOTAL 980m<sup>2</sup>



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.