

# The Lemon Gum 164

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Valley  
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Village 

# The Lemon Gum 164

**BELONG TO A VIBRANT, EXCLUSIVE COMMUNITY**

The Lemon Gum makes clever use of space and is great for entertaining, with a large lounge and kitchen area that opens out onto a well-sized screened alfresco area. Both bedrooms are spacious and enjoy built in robes with the main robe having a built-in shelving section. A second WC is accessible through the laundry and there is a paved drying court and clothesline to the rear of the home. This home includes reverse cycle air conditioning to the living area and 2nd bedroom, ceiling fan to the main bedroom and remote patio blinds. The home is very well presented and viewing is highly recommended.

From **\$575,000**





House	75m <sup>2</sup>
Alfresco	17.8m <sup>2</sup>
Carport	28.1m <sup>2</sup>
Store	4.2m <sup>2</sup>
<b>TOTAL</b>	<b>125.1m<sup>2</sup></b>

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# INCLUSIONS

- Reverse cycle air conditioning to living area, 2nd bedroom.
- Security screen door
- Paved alfresco area with remote patio blind
- Carport
- Storage shed
- Clothesline
- Easy care gardens



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**Lifestyle Village**



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