



## *Lot 184 Flynn Street, Munno Para West (Playford Alive)*

An executive 4-bedroom family home in the heart of the northern development area surround by new housing, reserves, schools, and transport, is available for purchase through leaseback.

**Price:** \$449,000  
**Lease:** 1 year plus 4 x 1 year extensions  
**Rental:** 7% of purchase price (\$31,430 per annum based on \$449,000)  
**Furniture:** Includes furniture at no charge  
**Land area:** 459sqm

Set and forget: Statesman is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details).

A stylish residence superbly located in the heart of the Northern development area, with public transport, shops, schools, parks and gardens within easy walking distance. This home includes ample living for the larger family, yet low enough maintenance for the executive lifestyle. Beautifully presented throughout and built to the highest standards with quality living in mind, this home includes a double garage, 4-bedrooms, 2-living areas, home theatre, well appointed kitchen to make entertaining a breeze & island bench. This home is finished in modern tones and features sensational vistas to the outdoor entertaining area and large, low maintenance rear yard. A perfect investment opportunity for the astute investor, or future home for the growing family.

*Don't delay - this opportunity won't last!*



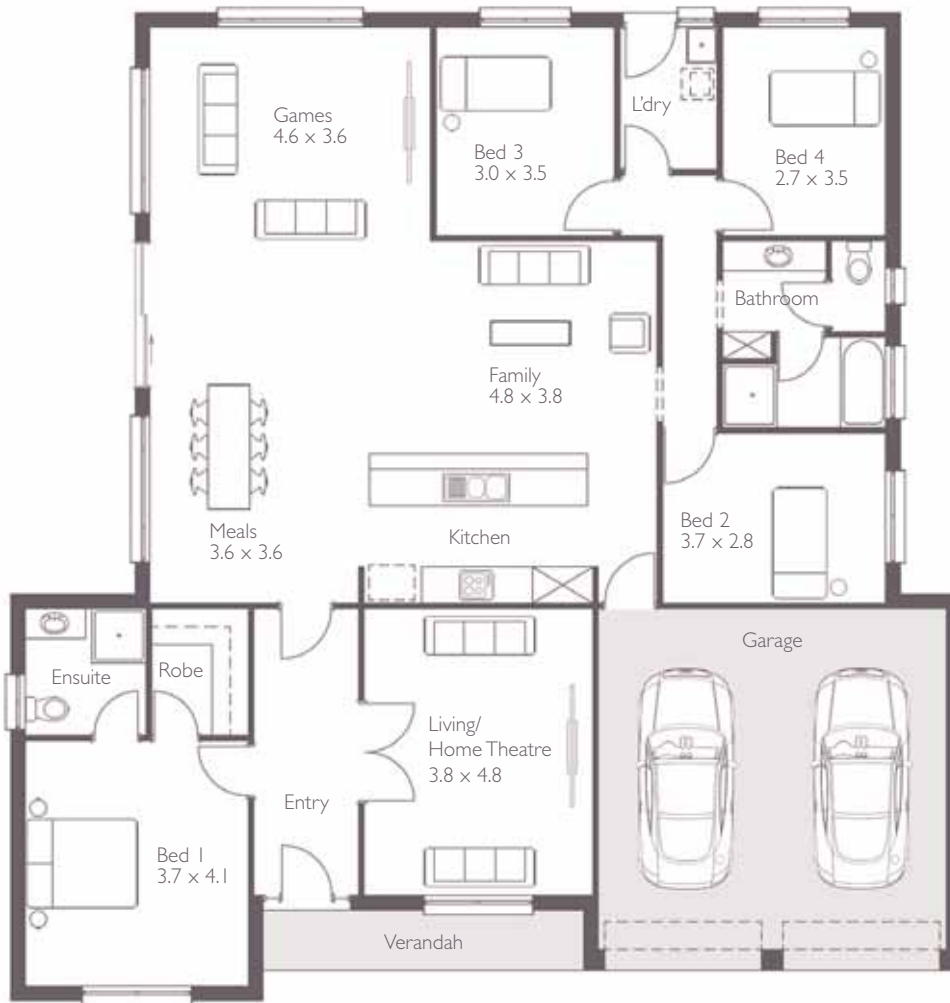
# bellevue

Living Area: 180.07 sqm  
 Verandah: 5.30 sqm  
 Garage: 36.00 sqm  
 Total: 221.37 sqm (23.76 squares)  
 Width: 15.70m (inc. double garage)  
 Depth: 16.34m



The master bedroom and formal lounge room - located at the opposite side of the house to the children's rooms and everyday living areas - are ideal for parents to unwind after a busy day.

**23.76  
Squares**



- FAMILY
- 2 bathrooms
- 4 bedrooms
- 2 car garage
- 3 living

Note: there may be slight differences between the floorplan shown above and the actual home

