



PRICE GUIDE: \$740,000.00

## SOLD Prior to Auction: Desirable Corner Ground Floor Unit Close To It All

This inviting 2 bedroom ground floor unit offers a relaxing & peaceful lifestyle and will appeal to buyers of all ages & stages. Featuring light and airy open plan living areas with seamless indoor/outdoor flow to two private entertaining terraces, 20/17 Pearce Avenue is ready-made for a carefree modern lifestyle.

Highlights include:

- Open plan dining and living area
- Large main terrace offering park views
- Eat-in kitchen, upgraded s/steel appliances
- 2 bedrooms with mirror built-ins & natural light
- Master with ensuite and air conditioning
- New quality carpet throughout, tile flooring in kitchen
- Recently painted inside & out, new blinds
- Main bathroom with internal laundry

20/17 Pearce Avenue is a short walk to Newin



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OFFICE

**20/17 Pearce Avenue,  
NEWINGTON**

77.0m<sup>2</sup>



This floor plan is intended as a guide only. Layout dimension are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.



**Total Area: 174m<sup>2</sup>**  
Terraces: 68m<sup>2</sup>  
Internal: 92m<sup>2</sup>  
Garage: 14m<sup>2</sup>



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