



**44 Benson St, Scarborough**



**AS NEW !!! PERFECT DOWNSIZER- GREAT POSITION**

In a lovely area of Scarborough, easy stroll to the canals and parks, sits this very modern, low set, property that provides a space you will want to come home to.

Only 15 months old, circumstances have changed and now this beautifully presented, owner occupied home is now available. This home has been built with lifestyle in mind, from the easy care landscaped gardens to the great timber rear deck, this well designed home also boasts:-

- \* Open plan lounge, kitchen dining with double glass sliders to the rear deck with a 6kw air conditioner that cools the whole home. Overhead fans and lovely eastern breezes is usually more that enough to cool the home.
- \* All windows have been tinted, there are insulation batts in all walls, and the ceiling has double insulation
- \* Modern kitchen with plenty of bench and storage space, dishwasher, pantry
- \* Dining area will take an 8 seater
- \* Main bedroom is large with walk in robe and lovely en-suite, air con and overhead fan
- \* Second bedroom is queen sized with built in robes and overhead fan, carpeted floor
- \* Third bedroom is also queen sized with overhead fan, carpeted floor and built in robes
- \* Fourth bedroom is a large room , currently used as a media room, has overhead fan and carpeted floor. This room can easily convert back to a queen sized fourth bedroom
- \* Main bathroom is family sized with walk in shower and modern amenities

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**Price** SOLD for \$820,000  
**Property Type** Residential  
**Property ID** 1791  
**Land Area** 410 m2

**Agent Details**  
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- \* There is a single remote lock up carport and a second carport at the front of that.
- \* Fully fenced and thoughtfully landscaped with lawn and privacy plants already in place
- \* 4.4 kw Solar
- \* 3 x 3 mtr new garden shed
- \* The home is painted in modern muted neutrals ready for any decor and the main floor tiling is very easily maintained.

This really is a lovely modern home, perfect for those who are looking for a lifestyle change , lock up and leave or just something to move straight into with nothing to be done.

Walking distance to the Dolphins shopping precinct, transport, schools and the water, this property is one not to be missed.

Inspections are by appointment so call me to arrange for your private viewing.

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