



# morton.

**Colyton** 12 Valma Place

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This newly refurbished four bedroom family home located in a quiet street featured with a fully self-contained one bedroom granny flat and a large courtyard. Outstanding location minutes' walk to local schools, cafes, shops and transport.

## Features

- Main home has three large bedrooms w brand new carpets
- Open living with quality timber flooring and split system A/C
- As new kitchen with electric cooking, oven and dishwasher
- LED lights, block out roller blinds throughout
- The bathroom features separate bathtub and shower.
- Internal laundry, garden shed and cloth lines at the rear
- A separate undercover entertaining area in the large backyard
- Self-contained one bedroom flat with private front and back access
- Open combined living area includes split system air conditioning
- Separate bedroom with built in robe and a ceiling fan
- Big bathroom with combined laundry, separate shower and

## View

As advertised or by appointment

## Agent

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TOTAL APPROX. FLOOR AREA 132.7 SQ.M. (1428 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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