



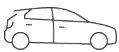
UNDER CONTRACT / The Perfect Starter or Finisher Home



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3 Phyllis Court, Trott Park

Sold for \$700,000 (Jun 27, 2025)

Property ID:	L33490329
Property Type:	House
Building / Floor Area:	97
Carports:	1
Land Area:	384.0 sqm

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- The response to this home was overwhelming & we'd like to sincerely thank everyone who inquired, viewed & offered, we just wish we had more like it! *

Ideally located in a no through court & with a peaceful park/reserve right across the street, this freshly painted, Hickinbotham built home has some excellent features, is open plan in design & very easy care. Set on a level, villa/courtyard allotment & with generous room sizes & a sunny Northerly aspect, this much-loved smaller home offers an affordable buying opportunity in a very popular suburb.

Some of the property features also include:

- Build in 1992
- Torrens Title (ie NOT strata/community)
- Separate entry
- 2 good size bedrooms
- Built in robe to the main bedroom
- Roller shutters across front (northern) windows
- Small AC's to main bedroom & lounge
- Ducted reverse cycle AC throughout – only 1yo
- Ceiling fans to bedrooms & lounge
- Open plan lounge & dining area
- Easy clean vinyl floors
- Freshly painted inside
- Kitchen with gas stove & pantry cupboard
- 3-way bathroom with corner spa bath
- Flat roof, all weather back verandah
- Instant gas hot water with temperature control
- Full size laundry room
- Small solar system
- 2 handy tool/garden sheds
- Single carport with roller door
- Lawn area to back & side for kids/pets
- Flat 384m2 allotment