



## 9 Sovereign Place, Algester

\$699,000 - BRAND NEW 2 STOREY - FIRST CLASS FOR AN ECONOMY PRICE!

**\$699,000**

4 Bed | 3 Bath | 2 Car

**Web ID:** ALEE11918

Do you want ... sensational value for money? First home buyers grant for approved applicants? New, fresh and clean not old and tired? High elevated position not down in a gully? All the hard work done for you already rather than having to spend lots of time and money to get it right?

Then check this home out fast - super fast. With a cul-de-sac position set high on the hill and being so very close to all the action ... this is without doubt a value packed property.

Come inside ... there's 4 bedrooms (3 upstairs and the benefit of a 4th guest bedroom downstairs with access to a two-way bathroom), 3 bathrooms including an ensuite, additional upstairs multi-purpose room ideal for retreat, study, media room, 5th bedroom or childrens rumpus. Great looking kitchen with all modern conveniences and functional layout. Light and bright living areas including lounge and dining rooms. The two car garage is large and has remote control auto door as well as another roller door at the rear of the garage. Valuable extras include air conditioning, ceiling fans, dishwasher and extra storage areas.

Outdoors the big wide covered pergola areas are just right for relaxing times, BBQ's or entertaining. Inviting grounds are fully landscaped with room for children, pets and play. Nice feature fencing, concrete pathways and garden shed are also welcome finishing touches.

But what we love about this property is the fantastic elevated hilltop position. Unbeatable! They simply don't come any better than this for the money. No doubt the lucky owners will enjoy lovely cooling breezes, stunning sunsets and beautiful views for many years to come.

So if you seriously want a bright investment for your future - this is it!

Exclusive Agent: Mark Allen 0412 723 971



Disclaimer - All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about its integrity. Our full disclosure also applies and is outlined on our website [www.allenlee.com.au](http://www.allenlee.com.au).

**Mark Allen**

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