



## 22 Canopus Court, SALE, VIC 3850

### PERFECTLY POSITIONED

Centrally located at the end of a quiet court with lane way access to Gippsland Hospital, Sporting facilities and just a stroll to Lake Guthridge. This appealing four bedroom home is situated on a 702 sqm block of land and features north facing lounge with sliding door access to the yard, split system air conditioner, ceiling fan and as new carpets. The large hallway opens up to three bedrooms, the main with ensuite, kitchen with gas cooker plus pantry and dining room. The fourth bedroom, at the rear of the house has the added option of converting to an office or second living area. Outside the yard is completely fenced, pet friendly with secure garage and separate carport. Houses in prominent court locations are rare so book an inspection today.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

- Land Area 702.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport
- Air Conditioning

**TYPE:** Sold

**INTERNET ID:** 19147752

### SALE DETAILS

**\$307,000**

### CONTACT DETAILS

**Elders of Sale**

2 - 8 Maffra Sale Road  
Sale, VIC  
03 5144 4444

**Tracey Wrigglesworth**  
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