



FOR SALE

TRADIE'S HEAVEN!

Here is a golden opportunity for a trades person who is looking to work from home. Located in Roseneath, just a short distance from town, is this 1/2 acre (2024 sq.m) allotment, that's currently used as a industry training centre, and would perfectly suit a work from home trades person.

Features and improvements include:

- Lovely air-conditioned 2 bedroom home with a double carport and front veranda.
- Attached rear entertainment area with built-in kitchenette and barbeque area.
- Separate air-conditioned office.
- Remote control front gate and an all weather driveway.
- Working bore and pump, and large water tank.
- 5 bay shed (15m x 7m) that covers a 40 foot (12m x 2m) shipping container converted to a workshop.
- Separate hard-area, ideal for storing excess equipment.
- Road graded up to the rear of the property where a building pad has been created.
- Lots of other practical features.

All building have been correctly constructed with Council approvals and offers a truly unique opportunity for a trades person to bring their business to the next level. Call and arrange for an inspection soon.

2 BED | 1 BATH | 8 CAR

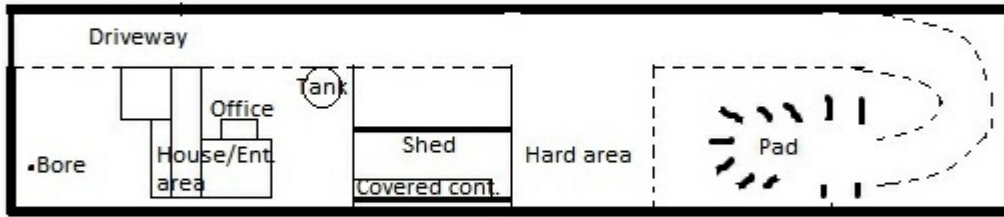
PRICE:
\$300,000

OPEN FOR INSPECTION:
N/A



Gerard Black
0426779633
gerardblack@atrealty.com.au
www.atrealty.com.au

SITE PLAN FOR 610 STUART DRIVE, ROSENEATH



NOT TO SCALE

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.