



**SOLD**

## PREMIUM LOCATION - DUAL STREET ACCESS

Offered for the first time in over 60 years is this deceased estate providing an outstanding opportunity to renovate or build your dream home. The home occupies a premium location within a quiet cul-de-sac which is a short stroll to all local amenities including local Beaches and Golf Courses, Malabar Shopping Centre, Cafes, Local Schools and Public Transport. The home is situated on a level block which offers rear street access enhancing development potential. (subject to council approval).

- Formal living & dining areas
- Good size eat-in kitchen
- 3 good-sized bedrooms
- Rear sunroom / home office
- In-ground swimming pool

Council Rates: \$498 pq approx  
Water Rates: \$169 pq approx  
Land Area: 444 sqm approx

Inspect Wednesday & Saturday 11.00 – 12.00  
Auction on-Site 02 December 2017 at 12.00

Tony Mahon 0438 273 971

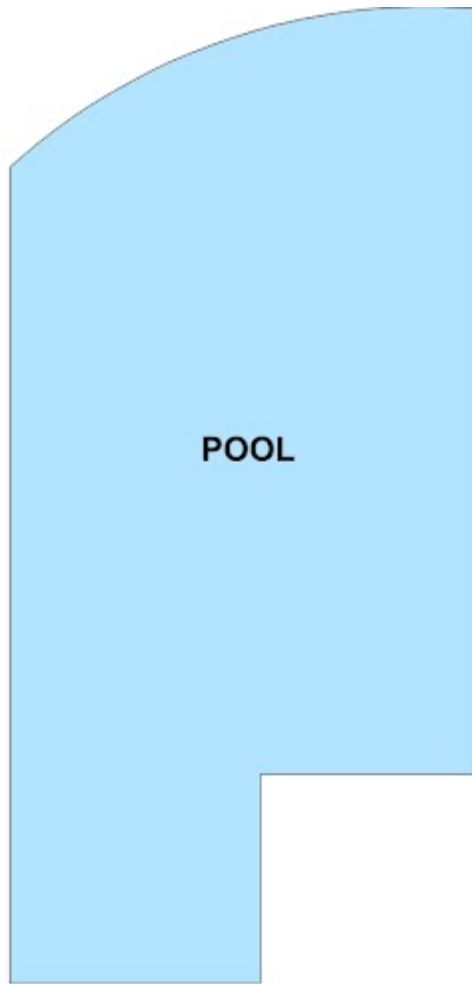
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$1,600,000

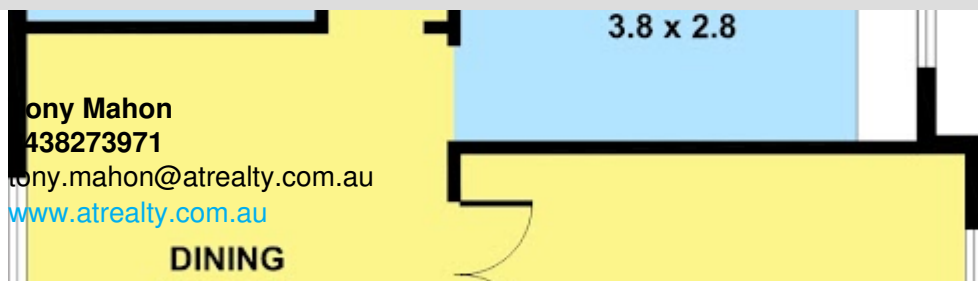
**OPEN FOR INSPECTION:**  
N/A



**Tony Mahon**  
**0438273971**  
tony.mahon@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.



ony Mahon  
438273971  
ony.mahon@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



3.4 x 3.6

LIVING  
4.2 x 3.8

L

BATH

ENTRY

BED 1  
3.0 x 3.6

BIR

BED 2  
4.2 x 3.6

