



## FOR SALE

### LOCATION AND POTENTIAL DUAL LIVING!

This Large highest home is perfectly located within a few minutes' walk to the heart of Burpengary as well as schools, day-care, transport and more!!

This is a great opportunity to enter into the market as a first home buyer or investor and start to build your future. With dual living potential and downstairs already built in the possibilities are endless! With huge side access bring the boats and caravan!!

The home boasts stunning original timber polished floors, a large spacious lounge with open plan kitchen and dining perfect for all the family and overlooks the large 847m2 fully fenced back yard with a double side access and completely fenced in colour bond fencing!

Downstairs has been built in for extra room creating a rumpus area and office/storage room as well as a 2nd bathroom and laundry.

The features and possibilities for this property are endless!!

- 3 bedrooms all with ceiling fans and air con in main
- Air con in lounge room
- Large spacious lounge with open plan kitchen and dining
- Timber polished floors in lounge, kitchen and dining area
- Neat and tidy bathroom
- 1 lock up car accommodation with room for workshop!
- storage room, rumpus room and bathroom downstairs
- Pergola with built-in BBQ
- 2 x garden sheds
- Large back deck
- Fully fenced with colour bond 847m2 block
- Double gate side access down both sides

This property is not only a great family home but with the bonus of potential dual living this block is a great investment! Call Paige today to inspect

3 BED | 2 BATH | 1 CAR

PRICE:  
OWNER SAY SELL!!

OPEN FOR INSPECTION:  
N/A

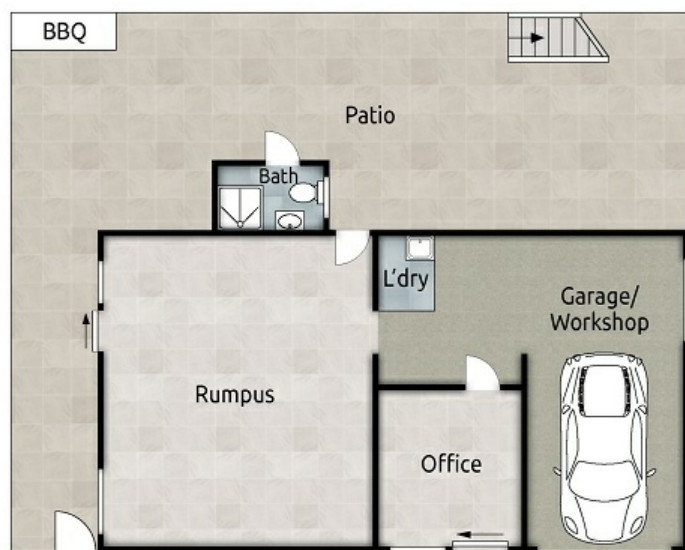


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## 9 Melinda Street, BURPENGARY

Bedrooms - 3	Bathrooms - 2	Car - 1
Total - 146 m <sup>2</sup>	Land - 167 m <sup>2</sup>	



LOWER LEVEL



UPPER LEVEL

### Disclaimer:

Every attempt is made to ensure accuracy. However all measurements are approximate. This Floor plan is for illustrative purpose only & is 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.

