



## FOR SALE

### 6 BR HOME CRANBROOK- NO FLOODING RECENT FLOODS

Very spacious 6 bedrooms or more. Home could be divided, one family could live on level 1 and another family could live on the level 2, also would suit student accommodation.

Level 1 : Guest Bedroom, office, formal carpeted lounge, combined kitchen/dinning/rumpus room(8m x 3.5m), 2.5m walk in pantry, sunroom, 5m x 2.8m laundry with shelves and storage, separate toilet, 7.5m x 4.5m enclosed patio and a 14m x 3.5m carport. Level 1 floors are tiled with carport concreted. Approx. 137m2 of living + carport 49m2

Level 2: Internal polished wood staircase, polished wood doors and floors with 4 bedrooms plus 8m x 3m sleep out. Bathroom with bath & separate room with shower, separate toilet. 5m x 3m lounge, sun room, enclosed patio. Rear stairs. Approx. 120m2 of living

Outside 8m x 5.5m shed with workshop. Fenced on 3 sides. Easy to look after gardens.

A very solid home with loads of potential.

The Position is great! Save the fuel here. Primary School 300m, Secondary School 400m. Major Shopping Centre 800m.

Not a lot of properties have potential like this, maybe even work from home and live on level 2 and run your business on level 1.

The best part the Price won't break the Bank.

Vacant just make an appointment and inspect today

6 BED | 2 BATH | 2 CAR

PRICE:  
\$285,000

OPEN FOR INSPECTION:  
N/A



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