



# FOR SALE

## BE QUICK, REDUCED TO SELL - AMAZING POTENTIAL

Looking for a family home that has it all ? Located in a very popular and highly sort after street in Woodend you need look no further as 17 Campbell Street is sure to tick all the boxes with absolutely nothing to do. Move in relax and take advantage of all the space that this huge fully usable 971 m2 block has to offer. Featuring a near full renovation this outstanding opportunity offers everything you will ever need and more. Extended family ? No worries, this beauty features a Master bedroom and 2 additional bedrooms all with built in's, lovely bathroom, very spacious modern kitchen, lounge, dining and an awesome family room all upstairs. With air-conditioning to the master bedroom. ceiling fans throughout and a solar-cool windows to keep the place cool in summer this truly is a gem.

Downstairs you will find an amazing self contained area complete with bathroom, laundry and kitchen "yes a second kitchen" featuring quality fixtures and fittings inclusive of oven, cook top with good bench space and storage throughout. But there is more !!!!! A spacious retreat area with large walk in robe plus bathroom and an additional converted garage perfect for a teenager retreat.

With all this room there is nothing more you could need, though with an abundance of room to add what you like to make this home what ever you like. Why not consider adding a second smaller dwelling or granny flat at the back of the property or a pool off the lovely entertaining area.

Whatever you need, anything is possible on this amazing block.

### Internal Upstairs:

- Master bedroom with air-conditioning
- 2 additional bedrooms with fans and built-ins,
- Spacious modern kitchen with loads of cupboard space complete with warranty
- 20mm Stone bench tops
- 900 mm Stainless Steel Oven
- 900 mm Cook top

4 BED | 2 BATH | 3 CAR

### PRICE:

Offers over \$440,000 - Be quick

### OPEN FOR INSPECTION:

N/A



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