



**SOLD**

## COMPELLING PROPORTIONS AND POSSIBILITIES

One of the largest allotments in the area, 662m<sup>2</sup> of premium land accompanies this original three bedroom family home that represents an exceptional opportunity to maximize the upside of a location that's surrounded by significant lifestyle assets including Hume Secondary College, Hume Valley School, Upfield and Broadmeadows station and the comprehensive convenience of Dallas and Broadmeadows Shopping Centre.

Live in or lease out the current day spaces including a classical bright lounge and a separate kitchen/dining area while three bedrooms share a large central bathroom in a dedicated wing, completed by a generous outdoor undercover entertaining area featuring an outdoor spa.

Exceptional scope for considering renovation ideas or enticing options to pursue development plans, STCA, are invited by the expansive front and rear garden dimensions – a desirable opening in an area where the growth prospects are undeniably positive.

Please Contact Lisa Smarrelli - 0415 167 556

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

**PRICE:**  
**\$470,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Lisa Smarrelli**  
**0415167556**  
lisa1@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



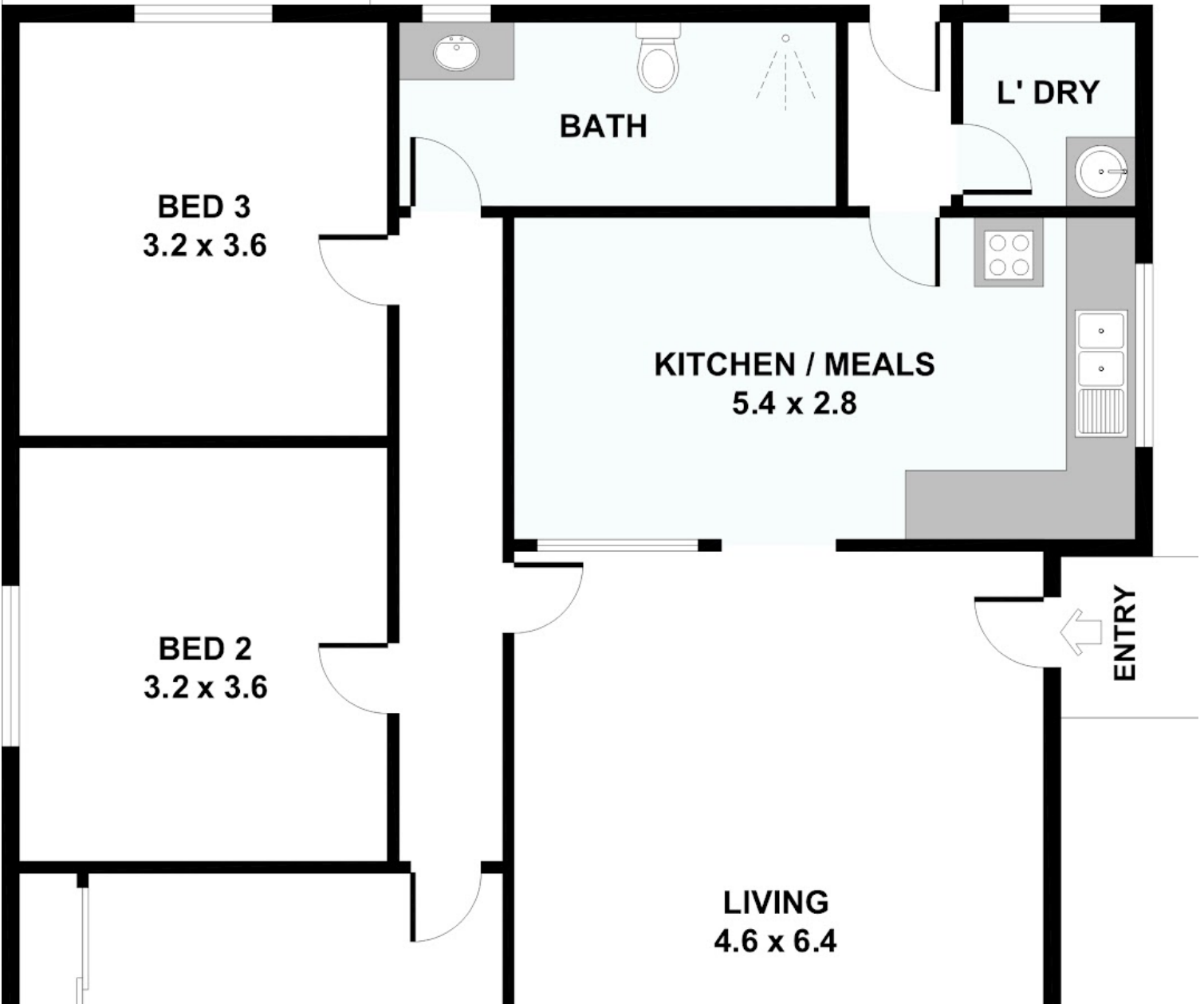
JACUZZI

DECK



UNDERCOVER OUTDOOR ENTERTAINMENT AREA

4.0 x 8.0



BED 3  
3.2 x 3.6

BATH

L' DRY

KITCHEN / MEALS  
5.4 x 2.8

BED 2  
3.2 x 3.6

ENTRY

LIVING  
4.6 x 6.4

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.

3.6 x 3.6

Sa Smarrelli  
415167556  
sa1@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



