



**SOLD**

## ROOMS GALORE, OPTIONS APLENTY

Positioned on the cusp of Ringwood East and plenty of scope to renovate, redevelop or subdivide upon this 870sqm approx. rectangular allotment, while its incredible array of accommodate is certain to spark interest from investors seeking a high yield return (STCA).

Placed towards the front of the site, the main residence could potentially be retained if a subdivision were considered (STCA) and offers a pleasing layout that commences with an L-shaped lounge and dining room boasting a combustion fireplace and polished floorboards.

The central kitchen is equipped with a Euromaid upright oven/stove and LG dishwasher, while a sunken family room presents a welcome space for entertaining or relaxing with family and friends.

Under the same roof, you'll find four bedrooms including a master with ensuite, further serviced by a family bathroom, separate toilet and laundry.

Outside, the backyard is complemented by an above ground pool for summertime fun, while a self-contained granny flat boasts a bedroom, bathroom, kitchen and living room, accompanied alongside by two air conditioned bungalows/workshops.

Features include ducted heating, split system air conditioning, garden shed, garage, excellent off-street parking plus gated backyard access onto Tarralla Creek Nature Trail.

Situated on the edge of Heathmont, close to Heathmont East Primary, Bayswater Secondary, Tinternvale Primary, Tintern Grammar, Heathmont shops, buses, trains, Eastland Shopping Centre and EastLink Freeway.

Terms 5% or 10% deposit, balance 30/60/90 days

For inspections contact Kenneth Ooi 0430 121 802 or Michael Sandhu 0411 593 779.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due

**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$725,000

**OPEN FOR INSPECTION:**  
N/A



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