



## FOR SALE

### HOME SET ON 1058M2 WITH WORK SHOP / GARAGE!

Build Your Dream Home in front of the 9 M x 16 M American Barn! on 1058m2  
3/4 Bed / 1 Bath / 2 Toilet / 9 Car

This property will appeal to Investors, trades people, business owners and astute buyers! Unique opportunities like this are highly sort and rarely found! Set on Approx. 1058m2 with dual occupancy potential (STCA).

This fantastic multipurpose brick veneer family home offers a unique opportunity to capitalize on the house, land and garage.

- 9 m x 16 m American Barn, solid concrete floor, hot water, water tanks, power, phone line, evaporative cooling, Fire place and 3 Phase power available.
- Save on rent by living in the home and working from home!
- Rent the workshop and or the house together or separately!
- The main house offers 3 bedrooms, 1 bathroom, 2 toilets, kitchen with meals breakfast bar, open plan to lounge / living area, fully covered veranda, out door BBQ area with pizza oven, gas ducted heating, 3 split systems, gas appliances, separate yard and car space.

Featuring a 9 Car garage / workshop for your business plus a large open space area to the rear of the home.

Situated only minutes from Mountain Gate shopping village, Ferntree Gully Train Station, Knox Westfield, Primary and Secondary Schools, Major Arterials and East Link Freeway. An inspection will surprise!

Thinking of selling now or in the future? For a free market appraisal Call  
Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)

Statement of information will be available to inspect at the property.

Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.

3 BED | 1 BATH | 9 CAR

PRICE:  
\$749,950

OPEN FOR INSPECTION:  
N/A



**Lou Rinnovasi**  
**0417166668**  
[lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

# 9 Roberts Street, Ferntree Gully

Lou Rinnovasi  
0417166668  
lou@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

