



# FOR SALE

## WORK FROM HOME OPPORTUNITY & FAMILY FAVORITE PLAY!

Located on a family friendly 876 sqm block with fruit trees and plenty of space for the kids and dog to run around and play. Flexible outdoor areas, a welcoming swimming pool, separate downstairs living quarters and 6x4m shed is a family favourite.

Charming upstairs delivering warm polished timber floors and casement windows. An open design lounge & dining; 3 bedrooms and modernised bathroom.

Downstairs offers a fantastic opportunity to work from home in an independent space with separate entry, large open dining/lounge/office which was previously a professional makeup and hair studio. Complete with kitchenette, bedroom and bathroom. Alternatively make this space granny's retreat or the teenagers escape.

Additional features include fly screens, security screens, fans, aircons, 6kW solar panels and 5kW inverter, 6x4m powered shed with covered patio, double carport with remote doors and fully fenced backyard.

Walking distance to primary schools, large shopping centre, sporting facilities and only 11 minutes drive to the CBD.

Rental Appraisal:  
\$485-510 per week aprox for entire house  
\$375 per week aprox upstairs  
\$250 per week aprox downstairs

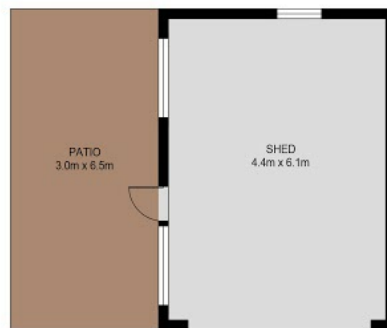
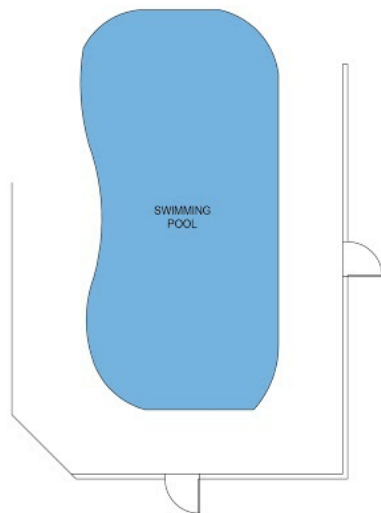
4 BED | 2 BATH | 2 CAR

PRICE:  
\$375,000

OPEN FOR INSPECTION:  
N/A



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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.

## 14 SMART STREET, MOOROOBOOL

Disclaimer:

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