

8 EAST FORTH STREET LATROBE



## FOR SALE

### POTENTIAL TO BE A 6 BEDROOM 2 BATHROOM HOME!

This terrific 4 bedroom rendered home in Latrobe has the potential to be 6 bedrooms, 2 bathrooms, a third toilet and a separate spa in the sun room at the back and all this is situated in a great location only minutes to the hospital, schools and shops. Suitable for hospital workers or anyone wanting to relocate to Latrobe, this home is just waiting for some new owners to purchase and make their own. There is a large open plan living area, dining room and a galley style kitchen which is great for enjoying family time or for when you have guests over and all that leads to the terrific back sun room for a relaxing spa at any time of the day or night. A convenient laundry is located in this area, tucked away behind closed doors, ready for the towels after you've finished in the spa.

The house sits on a block which is approximately 675m<sup>2</sup> and has an amazing man cave out the back complete with bar, built in fish tank, wood heater and heat pump and this is where the potential comes in, there is a 2 bedroom sleep out/granny flat attached to the man cave with the convenience of its own facilities, including a bathroom with a laundry and a separate kitchenette. This creates the potential to have a large family all living comfortably at the one residence or it could become a potential income generator.

A couple of other features at the property include, a Swan Security system that will stay at the property, complete with 8 cameras and a monitor and the potential to earn a rental income of approximately \$350 a week for the 4 bedroom house, if you were happy to live out the back.

If you have been looking in Latrobe or for a large house to call your own, look out for our open home times or call Hayley Martin today for more information.

4 BED | 1 BATH | 0 CAR

#### PRICE:

Offers Over \$349,000

#### OPEN FOR INSPECTION:

N/A



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