



FOR SALE

CHARMING CHARACTER HOME

This solid brick 3 bedroom has genuine street appeal, with lovely gardens and facade. The functional floor plan with two main living areas on either side of the house allows those looking to escape the frantic pace of a busy household to do so.

The home is quiet and secure with roller shutters all the way around and sensor lights. Added to this the house has plenty of natural light and the benefit of a north facing aspect.

The backyard provides a pleasant setting for entertaining family and friends with potential to easily add to the existing pergola. There are rainwater tanks to service the laundry and thriving gardens, plus a double garage with power.

Features in brief:

- * Updated kitchen
- * Family room with bar
- * Lounge with north facing natural light
- * Gas and combustion heating
- * Ducted cooling and ceiling fans
- * Built in robes
- * Bathroom in good repair
- * Roller shutters
- * Secure parking for 5 cars
- * Double garage with power
- * Outdoor pergola
- * Rainwater connected to laundry

Whether you are looking for a charming character home to renovate and enjoy yourself, or perhaps capitalise on the abundant land of 670 m2 and develop (STCC), the position of this property is so close to the city that you can really consider all the options. The residence is conveniently located between Prospect and Churchill Road; with only a short walk you have access to public transport and a vast array of speciality shops in and around Churchill Shopping Centre. The drive to the CBD is straightforward and is only 10 to 15 mins.

This is a genuine opportunity to buy an affordable home, in a great location and with so much

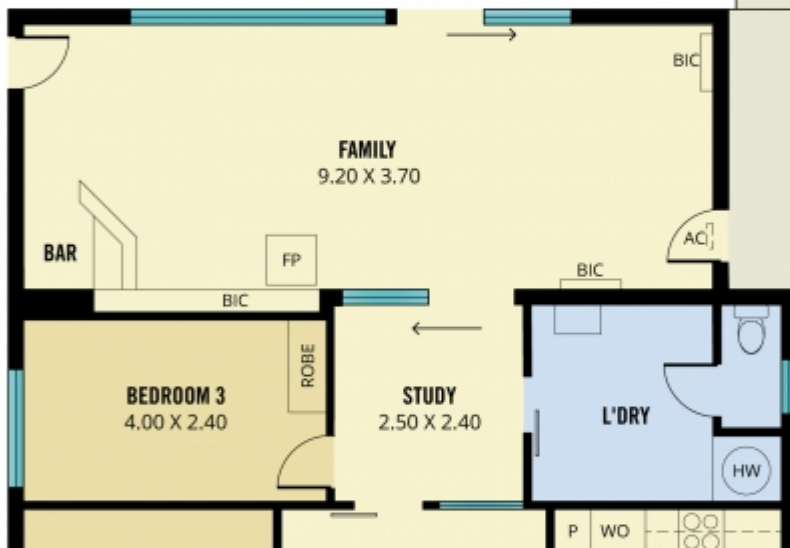
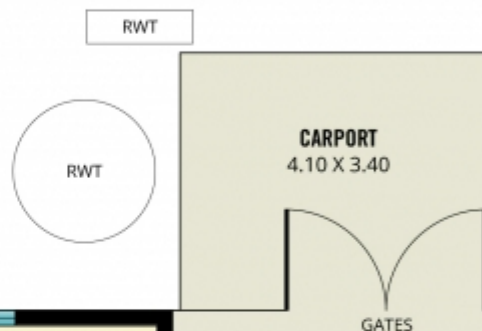
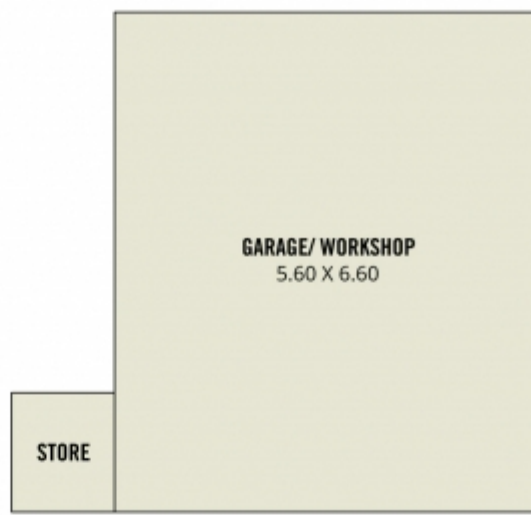
3 BED | 1 BATH | 5 CAR

PRICE:
\$449,000 - \$459,000

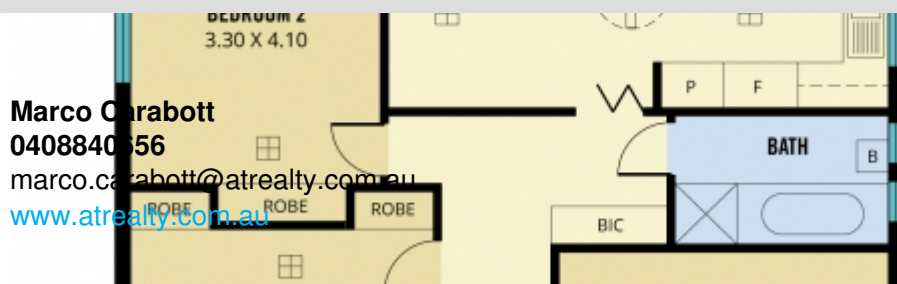
OPEN FOR INSPECTION:
N/A



Marco Carabott
0408840656
marco.carabott@atrealty.com.au
www.atrealty.com.au
RLA: 269823



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.



Marco Carabott
0408840056
marco.carabott@atrealty.com.au
www.atrealty.com.au

@realty



309m²

TOTAL

163m²

Living

67m²

Carport

37m²

Garage

42m²

Porch/
Pergola

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**