



**SOLD**

## NEST, INVEST OR REDEVELOP

SOLD prior to auction! Thank you all for your recent expressions of interest in this property.

A superb opportunity awaits the astute investors, developers (S.T.C.C.) or first home buyers with this classic 70's three-bedroom home set on a generous nil easement allotment of 674M2 with a desirable 19.8M frontage (approx.). The location just could not be better, situated within metres of public transport and Ingle Farm Shopping Centre whilst Ingle Farm Primary and Valley View Secondary Schools are only a short drive away.

### Property highlights:

- Block size 19.8M frontage X 34M depth (approx.)
- Three bedrooms, master with ceiling fan and BIR
- Open plan living and dining combined
- Two split system air-conditioning (living area and master bedroom)
- Separate laundry and WC
- 5KW solar system
- Garage and garden shed
- Large rear yard (ideal for pets and kids)
- Rental potential \$300 - \$320 /wk

The possibilities are endless whether you are looking for an affordable first home, investment opportunity or development project (S.T.C.C.). For the savvy developer, rent it out whilst you carry out your development planning.

The vendor's statement is available for perusal at the property or via email request three consecutive business days prior to the auction. (You should seek independent advice on the suitability of this property for your own requirements).

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$300,000

**OPEN FOR INSPECTION:**  
N/A



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# 22 Creslin Avenue, Ingle Farm



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.