



**SOLD**

## RARE OPPORTUNITY – SOLID HOME ON SUB-DIVIDABLE BLOCK!

This is indeed a rare opportunity for one lucky buyer! Sitting on a whopping 869m<sup>2</sup> of superb flat land is this very solid three bedroom, two bathroom brick & tile home that can be retained whilst 407m<sup>2</sup> approx land can be subdivided off (STCA WAPA). There are so many choices with this one:

1. Retain the existing home and subdivide to sell a 407m<sup>2</sup> approx block to the side.
2. Live in the existing home whilst you build your dream home on 407m<sup>2</sup> approx land
3. Subdivide, sell the existing house
4. Retain the existing home and enjoy a massive 407m<sup>2</sup> approx back yard!
5. Build your own mansion on the entire 869m<sup>2</sup> block
6. Build a granny flat- perfect for multi-generational living

### FEATURES INCLUDE:

- Master bedroom with BIR, ceiling fan & Ensuite
- Bedroom two & three with BIR's & ceiling fans
- Kitchen is 70's inspired! Open plan & very functional with gas cooking, double sink
- Open plan dining and family room off the kitchen opens out to alfresco area
- Front lounge room with reverse cycle air conditioner & gas bayonet
- Good size bathroom with separate shower & bath
- Family size laundry with door to outside & separate toilet
- Modern flooring & near new carpets to bedrooms
- Single front garage
- Easy care gardens with bore reticulation
- Large veranda with sturdy pergola
- Two large sheds

Located in a quiet cul-de-sac in a highly sought after part of Leeming this is indeed a rare opportunity!

Please note: Land measurements are approx. and should be used as a guide only

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

**PRICE:**  
**\$700,000**

**OPEN FOR INSPECTION:**  
**N/A**



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