



# FOR SALE

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

This is indeed a rare opportunity for one lucky buyer! Sitting on a whopping 869m2 of superb flat land is this very solid three bedroom, two bathroom brick & tile home that can be retained whilst 407m2 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 407m2 approx block to the side.
2. Live in the existing home whilst you build your dream home on 407m2 approx land
3. Subdivide, sell the existing house
4. Retain the existing home and enjoy a massive 407m2 approx back yard!
5. Build your own mansion on the entire 869m2 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:

Contact Agent for price guide

### OPEN FOR INSPECTION:

N/A



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