



**SOLD**

## POTENTIAL FOR VIEWS IN HOLLAND PARK WEST

Coming available in a suburb going through a rejuvenation this home is located on a generous elevated corner block with the potential to capture city skyline views. When convenience is paramount, no matter if you are buying that family home, investors or busy professionals this home must be a candidate for your viewing.

Here are some of the features

- . 3 Generous sized bedrooms 2 with built-ins
- . Outdoor sitting area for relaxing after work
- . Bathroom
- . Separate toilet
- . Quality kitchen
- . Combined lounge/dining
- . Air-conditioning
- . Extra storage room downstairs
- . Sewing room
- . Separate laundry
- . Garaging for up to 4 cars
- . New roof

This sensational location has these amenities close by:

- . Holland Park State High School
- . Marshall Road State School
- . Short walk to Holland Park Bus Station
- . Walking distance to Restaurants Shops and Cafes
- . 4 km to Westfield Garden City
- . 8 km to CBD
- . Easy access to Southeast freeway

As you can see, location is second to none and the owner has priced this home to sell in a very busy market so now is the time to book that private inspection.

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

**PRICE:**  
\$695,000

**OPEN FOR INSPECTION:**  
N/A



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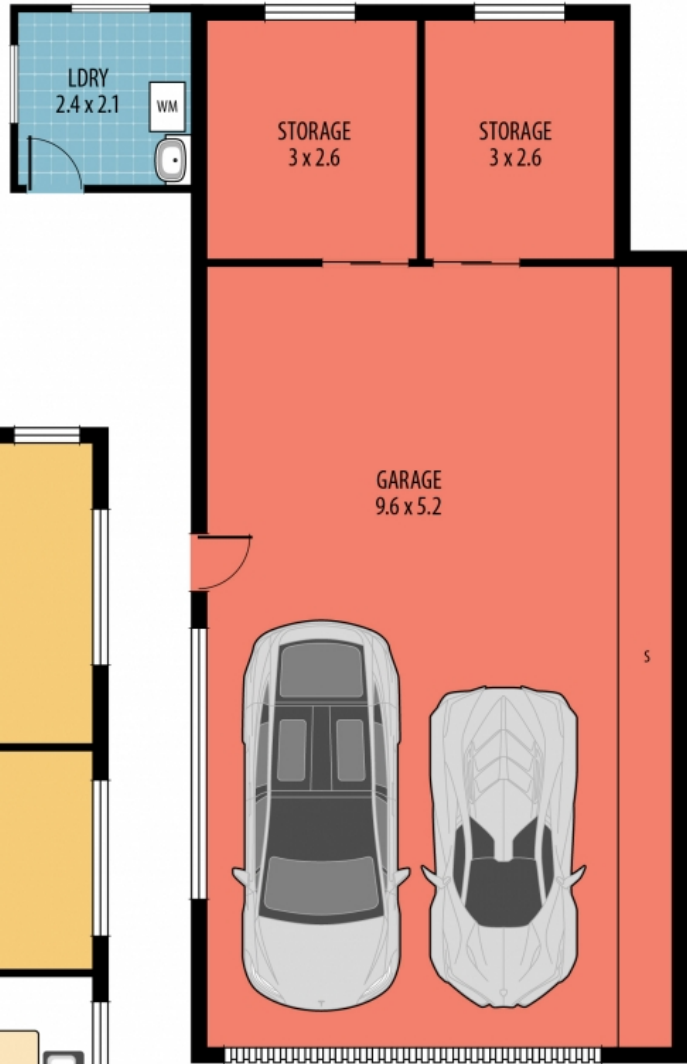
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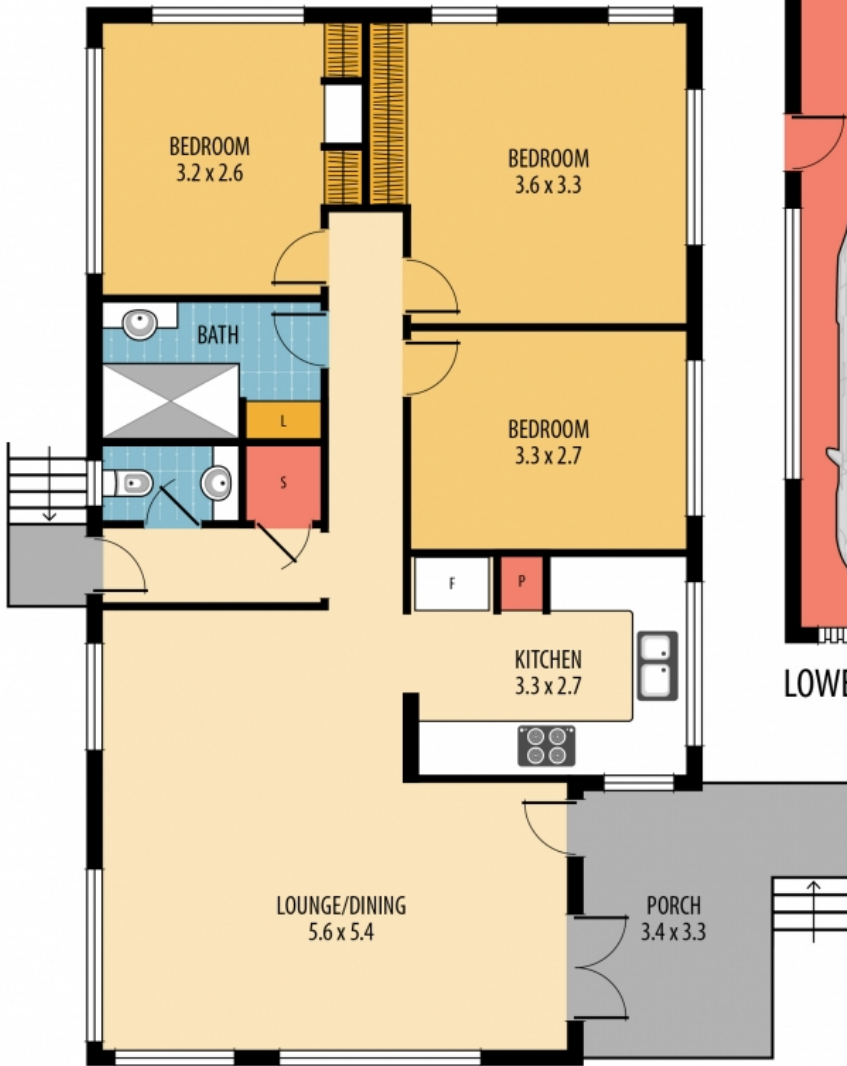
**SITE PLAN**  
(not to scale)



BAPAUME RD



LOWER LEVEL



UPPER LEVEL

Total area: 170m<sup>2</sup> (approx.)  
Internal area: 88m<sup>2</sup> (approx.)  
Outdoor area: 10m<sup>2</sup> (approx.)  
Garage/Storage: 72m<sup>2</sup> (approx.)



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.

100 DAY HOME TRY/RENTAL PLAN

DISCLAIMER: ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.

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