



**SOLD**

## SOLD BY ROBYN HUNT REAL ESTATE

Situated on a spacious level block the location of the three bedroom home on this property allows exciting scope for many potential options. With a reserve at the rear, and a decent shed already in place this is a great property you don't want to miss out on. Now vacant for the first time in 20 years this property must be sold.

The original condition home, with new air conditioner, features unique hardwood timber flooring throughout which is currently protected by carpet - a hidden gem just waiting to be brought to life. This one is ready for renovation and the new owners to make their mark.

Wide side access to the backyard leads to the oversize shed with lean-to carport making this an ideal property for anyone needing storage and space for lots of large toys. Alternatively those seeking a property on which to create a secondary dwelling arrangement (STCA) should definitely check this one out.

With a beautiful, leafy nature reserve and walking trail at the rear this property is further enhanced by being an easy, level walk to the centre of Alstonville with its decadent cafe's, shopping centre, local swimming pool, sporting fields and more.

Contact Robyn Hunt today on 0448 448 758 to arrange your inspection before it's too late!

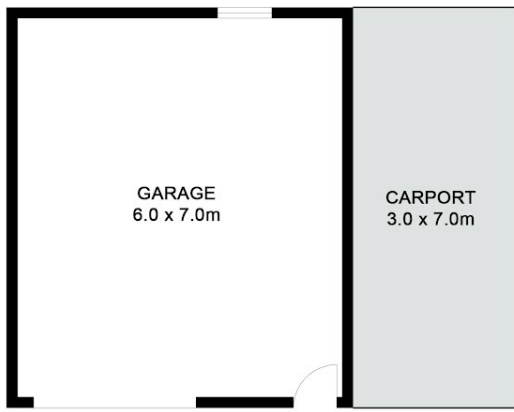
**3 BED | 1 BATH | 3 CAR**

**PRICE:**  
**\$685,000**

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



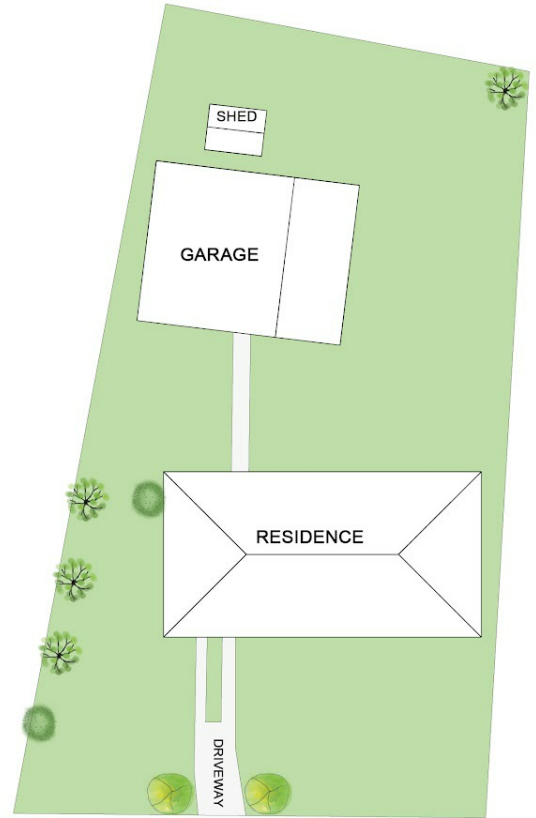
**Robyn Hunt**  
**0448448758**  
robyn@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



GROUND FLOOR



GROUND FLOOR



SITE PLAN  
(NOT TO SCALE)

46 MELLIS CIRCUIT

ALSTONVILLE

Floor Plan Disclaimer: Bee Hive Studios floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Bee Hive Studios property marketing services / Photography, Floor plans, Video, Aerial photography / <https://beehivestudios.com.au>



APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 137m<sup>2</sup>

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.