



**SOLD**

## APPROX 718M2 OF LAND BUT IT'S NOT A PALACE

This home probably looks better in the pictures than in real life & it is definitely not a palace.

However, it is in a great location with just a short walk to Anstey's Hill recreation park & walking trails. It has a rear gate with rear vehicle access & opens out onto Memorial Dve oval. It is next to Kathleen Mellor Kindergarten & across the road from Tea Tree Gully Primary School. You can also take a leisurely stroll to the Tea Tree Gully Hotel, Fox & Firkin, Ruby Rajah or Mangosteen restaurants.

The home is quite livable & represents an opportunity to buy into a very popular location surrounded by trees, birds, koalas & kangaroos (I've seen them hopping down the road). Alternatively, you could knock it over & build a new home to suit your needs, after all it's a decent size block of approx 718m2.

Whatever your plans, properties like this do not come along every day. The property is to be offered for sale by auction at 11.30am, Saturday 14/8/21 on site (unless sold prior). RLA 269823

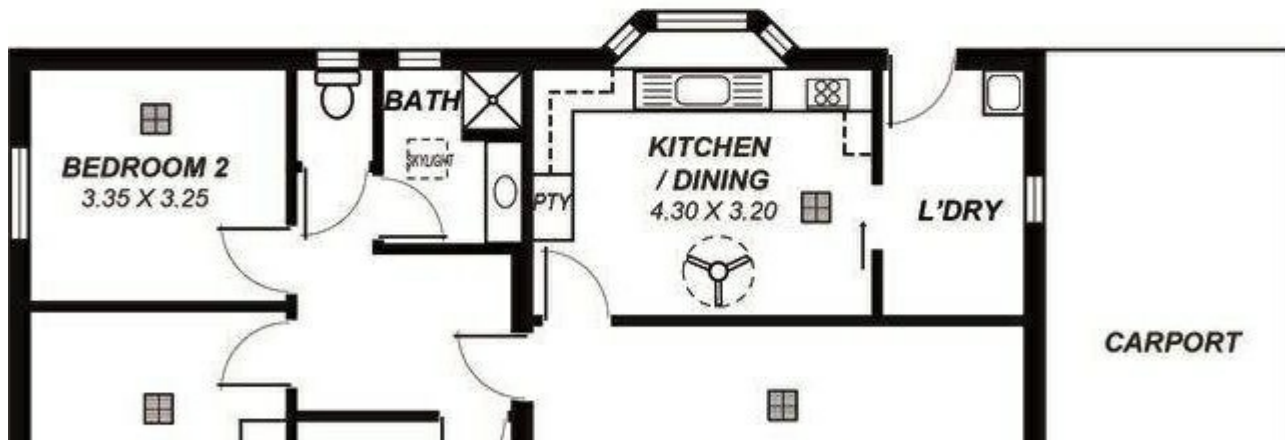
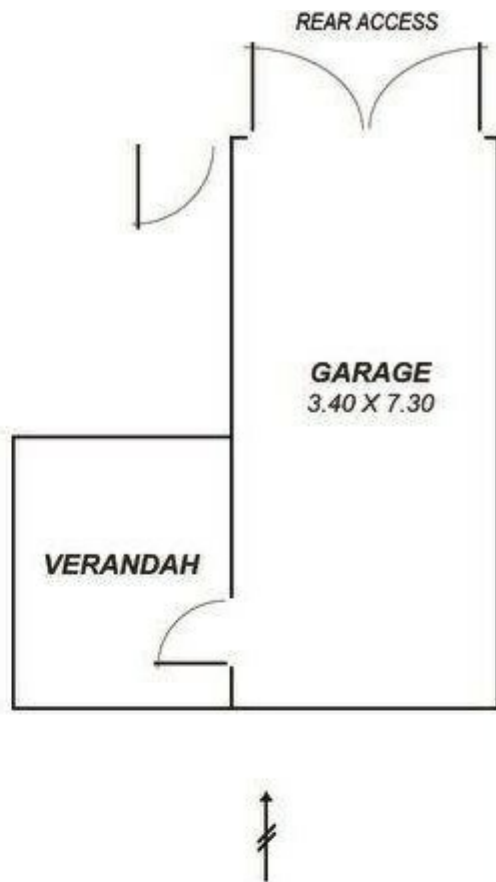
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$420,000**

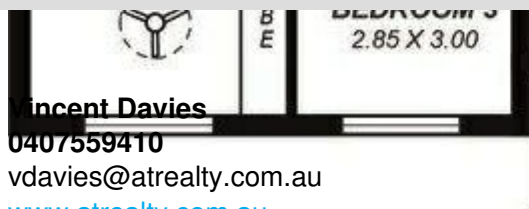
**OPEN FOR INSPECTION:**  
**N/A**



**Vincent Davies**  
**0407559410**  
vdavies@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823



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.



*This drawing is for illustration purposes only .  
All measurements are approximate and details intended  
to be relied upon should be independently verified.*