



FOR SALE

POTENTIAL & POSITION IN VARSITY LAKES.
PLEASE CALL TO ARRANGE A PRIVATE
INSPECTION OVER THE CHRISTMAS PERIOD.

Builders, tradies, investors & house flippers must inspect this house fast. 3 bedroom home sits on a large, wide, level block in a family oriented street. Potential to go up or extend. Many options to choose from. Currently the garage is used as a teenage retreat, can easily be converted back to a lock up garage.

Features include -
3 good size bedrooms with built-ins.
2 way bathroom, with bath & separate shower.
Brand new carpet & paint.
Covered back patio, perfect for summer entertaining.
Fire pit in back yard.
Side access to rear yard.
Flat, wide yard, loads of room for a pool, boat or extension.
Carport plus garage/teenage retreat.
Potential to go up a floor for Northerly water views.
Varsity College catchment.
Highly desirable, quiet area. Close to schools, shopping centres & M1.
Off street parking for several vehicles.
Current rental potential is \$800 to \$820 pw.

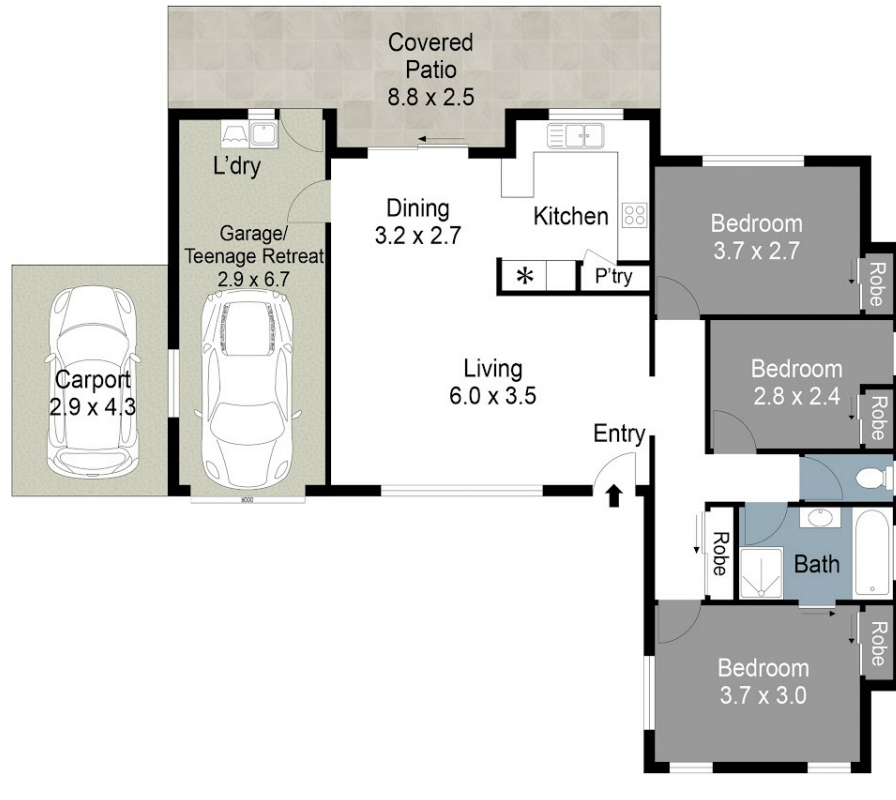
3 BED | 1 BATH | 1 CAR

PRICE:
Offers over \$895,000

OPEN FOR INSPECTION:
N/A



Leeane Brazier
0435424499
leeane@atrealty.com.au
www.atrealty.com.au



4 Southlake Drive, Varsity Lakes

Internal: 104m² | External: 19m² | Garage: 19m² | Carport: 12m² | Total: 154m²

Plans shown are only indicative of layout. Dimensions are approximate.

Sue Bloomfield
0408 789 399

Leeane Brazier
0435 424 499



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.