



2 BED 1 BATH 1 CAR

\$505,000

N/A

This beautiful well loved and cared for cottage represents extreme comfort in living with the added bonus of development. The owner has approved plans to sub-divide. This would enable you to sell off the back block for instant debt reduction.

Or of course - with ample room for extending, renovating and landscaping create the house of your dreams by turning the existing solid home into a modern masterpiece.

This wonderful property suits owner occupiers, investors, first home buyers and developers. The present owners of 18 years regrettably need to downsize.

Other benefits include:

- Huge 903sqm block prior to sub-division
- Original high ceilings with VJ walls
- Modern kitchen with dishwasher and quality ceramic cooktop
- Polished floor boards
- 2 Oversized bedrooms with ceiling fans. main with Air-Conditioning and huge walk-in robe
- Large sleepout
- Modern bathroom
- Recently restumped with quality steel stumps
- Basement slabbed for clean and tidy storage
- Air Conditioned
- Walking distance to public transport
- Minutes walk to the ever popular Booval Fair Shopping Centre
- Walk to public schools, sporting clubs, parks, cafe's, hospitals, restaurants and bars
- Minutes to the centre of town

Many indicators are predicting we are ready for a rapid rise in local property values so there is every chance this will go quickly.

Come to its first 'Open For Inspection' in 18 years this Saturday the 12th of February or contact Adrian for a private inspection.



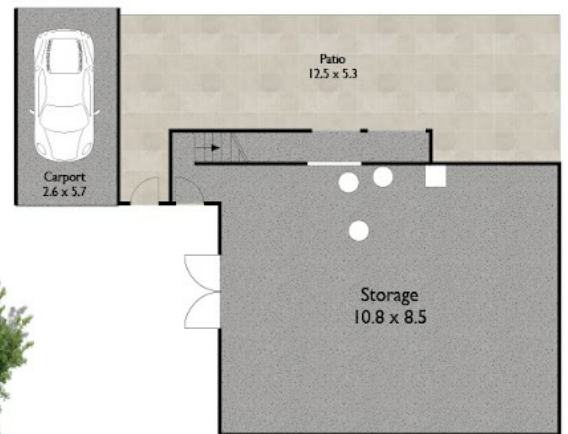
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GROUND FLOOR



LOWER LEVEL

20 Topp Street, Silvan

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.

DISCLAIMER:

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS FLOOR PLAN, ALL MEASUREMENTS ARE APPROXIMATE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSION OR MISS-STATEMENT. POTENTIAL PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THIS FLOOR PLAN.

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