ADDRESS UPON REQUEST









SOLD

CUTE COTTAGE - ELEVATED POSITION - SUBDIVISION POTENTIAL

This neat, tidy 1950's timber framed cottage on elevated 809m2 lot with views to Mount Clarence from the rear of the property is perfectly poised for another round of long-term love.

Held within one family for many years, is sits next door to a property that was once owned, lived in, and loved by the Aunty of the owner of 109 Angove Road. She used to visit her 'Nana' through a gate in the fence between the two properties when she was little.

Cute as pie, the cottage could be lived in or rented out. It would also make a very cosy short stay given appropriate approvals.

Sufficiently forward on the lot and with wide side access to the rear, the cottage could easily be kept, and the rear subdivided for a new home that capitalizes on the beautiful twinkling night lights of the CBD to the south. To the north is bright sunlight that comes with the elevated position on the Spencer Park scarp.

What a Buyer needs to know:

• 1955 built (approx.), 3x1 timber framed, fibro cottage with iron roof
• High ceilings, wood floors, original fire-places
• Kitchen/living, separate lounge and two bedrooms off central passage
• Central bathroom with bath, shower and vanity
• Enclosed rear veranda with small third bed, laundry, WC and storage space
• Separate, single metal clad garage with swing doors and concrete floor
• Side access to versatile, south facing 809m2 lot with outlook to Mount Clarence
• Superbly located close to the CBD and all central school, medical, recreational, shopping, and other facilities
• Mains gas connected (cooking, HWS and heating)
• Septic sewer, with mains sewer connection point SE corner of lot
• Kitchen and bathroom upgraded 2018 (approx.)
• Re-stumped 2017 (approx.)
• Rewired 2015 (approx.)
• Re-roof and some upgrade of ceiling prior to current ownership

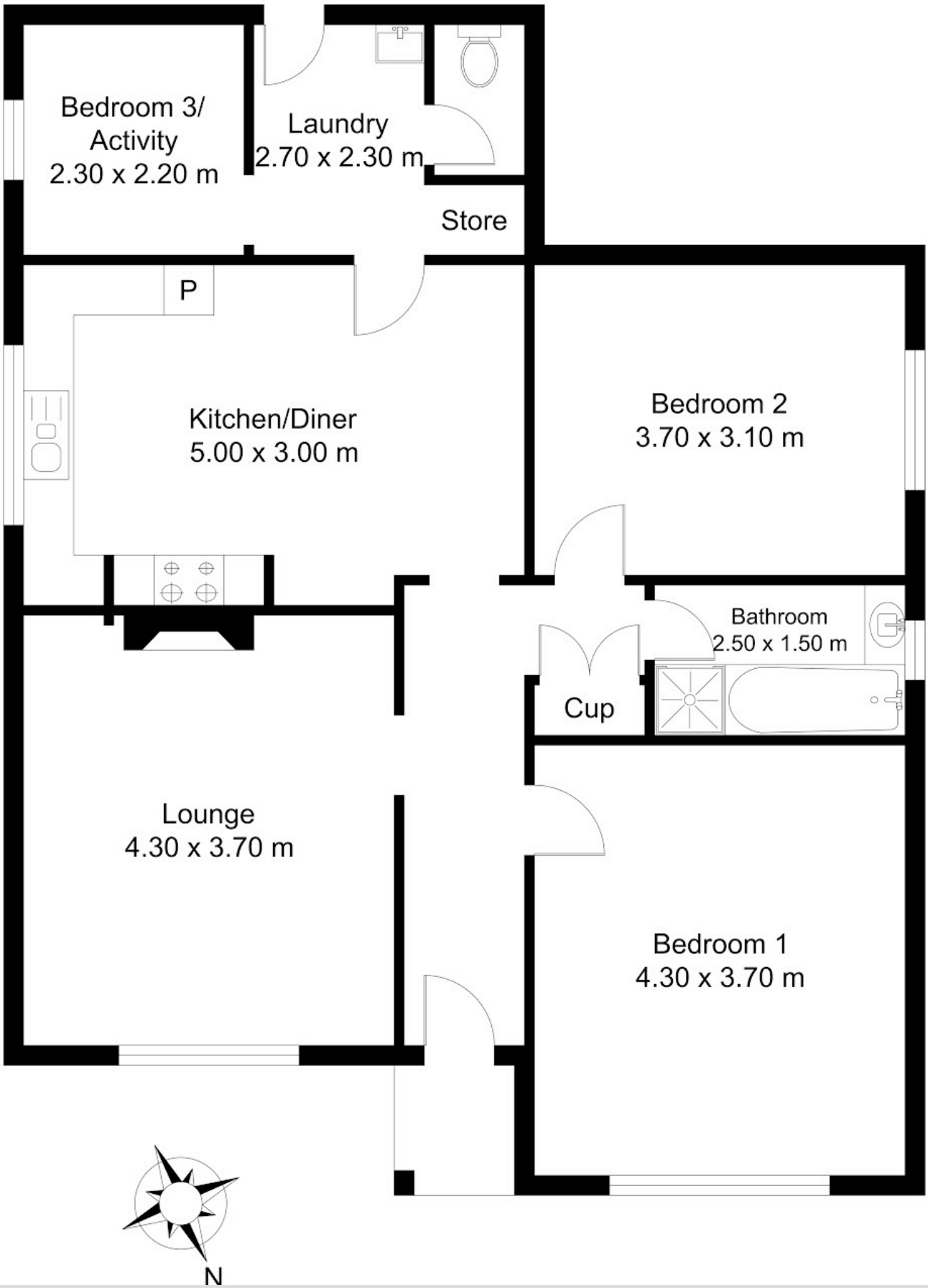
3 BED | 1 BATH | 1 CAR

PRICE:
$345,000

OPEN FOR INSPECTION:
N/A



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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.

Approximate Floor Area
(85.45 sq. m)

TOTAL APPROX FLOOR AREA 85.45 SQ. M

Measurements are approximate. Not to scale. Illustrative purposes only.

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