



# SOLD

## PRICE REDUCED - THIS MUST BE SOLD!

Hesitate and you will lose your chance. I have been given very clear and strict instructions from the sellers - This Property 'Must Be Sold'

On the West End side of Highgate Hill this much loved family home has been enjoyed, maintained and cared for by the one family for over 30 years.

The moment you walk into this property you are filled with its warmth and distinct ambience that creates a perfect family environment. You won't believe you are just moments away from all the West End action and just minutes to the city.

This property lends itself to even more improving. For example - with a simple lift and build-in you could create an inner city living master piece with a design of your choice.

- Just less than 400sqm land size
- In the BSHS catchment area
- Enjoy the tranquility of the beautiful back (half covered) deck
- 2 off-street car spaces (1 under house)
- Original VJ Walls and high ceilings
- Fans throughout
- 2 split system Air Conditioners
- Plenty of storage space under

3 BED | 1 BATH | 2 CAR

PRICE:  
\$850,000

OPEN FOR INSPECTION:  
N/A



**Adrian Matthews**  
**0403171644**  
adrian@matthewspss.com.au

14 Colville St, Highgate Hill



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by www.highshots.com.

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.