



**SOLD**

## HUGE 1040M2 BLOCK IN A QUIET CUL-DE-SAC CLOSE TO FAIRMONT GARDENS SPORTSGROUND!

Opportunities like this don't come around too often. Situated on a sunny level block, this family residence and huge block of land presents the perfect chance to invest into the future. It's in a perfect family-friendly location in a leafy cul-de-sac!

The existing house has the warmth of a cherished family home and offers renovation potential. It is functional with an open plan layout and a north-east facing aspect to the rear. There is also a level garden with mature trees and shrubs that provide privacy, shade and natural beauty.

Due to the size of the block there is potential to add a granny flat, shed or studio to maximise your investment (STCA).

- Open plan living includes ceiling fan, reverse cycle air conditioning and double french doors that lead out to an outdoor entertaining area and additional rear covered deck.
- Kitchen with floating floorboards, pantry, electric cooktop & oven , lots of cupboard space and positioned perfectly adjoining family living.
- Master suite with built in robe
- Family bathroom with bath and large shower, separate toilet
- Perfect man cave/games room which connects from the garage to the house completely undercover and includes a bar, perfect for playing darts, pool or bbq area.
- Large single garage 7.1 long x 4.4 wide.
- Set back from the street in a quiet cul-de-sac and in a leafy setting.
- 3 minute drive and 20 minute walk to Wauchope CBD which is only 2km away.

To arrange a private inspection please contact Jenny Magill on 0490 403 051, don't delay as this one won't last long.

RATES/SIZE: \$2476 per annum  
Land size: 1040m2  
Rent potential: \$520 - \$550 per week

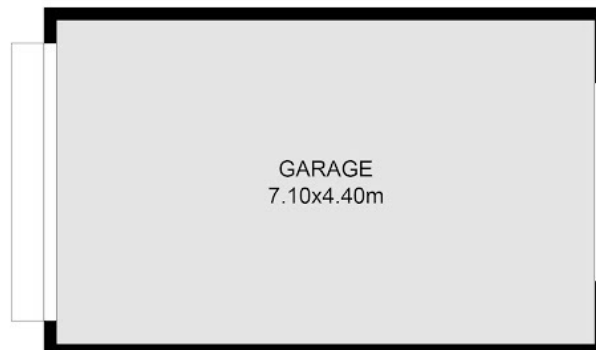
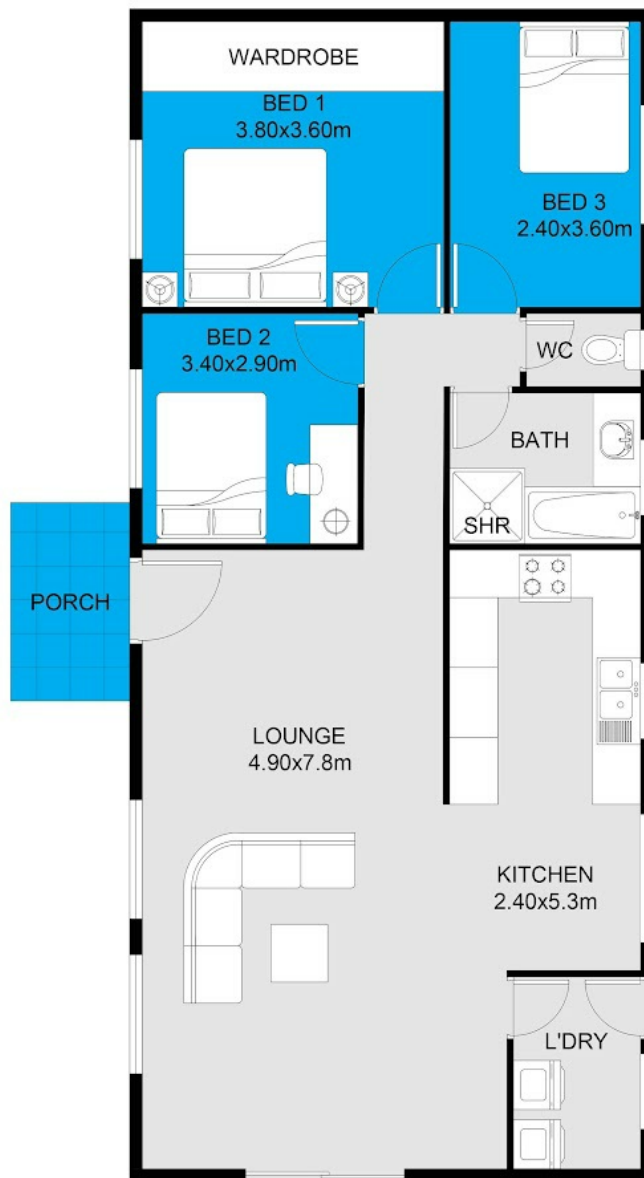
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$550,000

**OPEN FOR INSPECTION:**  
N/A



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