

# SOLD

## ONE FOR THE PORTFOLIO, PERFECT TO RENOVATE AND WITH DEVELOPMENT POTENTIAL ON 1296M2.

Welcome to 56 Chamberlain Street, Newborough! This charming weatherboard 3-bedroom, 1-bathroom home has an endless list of possibilities to suit all purchasers from home buyers through to investors and developers. Situated on a generous 1,296 m<sup>2</sup> of land, this property offers ample space for comfortable living, or alternatively the perfect opportunity to subdivided and/or unit development (subject to council approval and guidelines).

As you step inside the home, you'll be greeted by the the well-designed floor plan and spacious living area, perfect for relaxation and entertainment. The kitchen boasts plenty of storage space and electric appliances, making meal preparation a breeze. All 3 bedrooms are of great size, with an extra room that could be used as a home office or ensuite/WIR.

Cosmetic renovations will see the character features of the house emerge, painting and new floor coverings will enhance the property and create a warm and welcoming home environment. Large double garage with attached double carport will fit all those boys' toys with room to spare for a workshop.

Only a stone's throw away from the Newborough town centre, heart of Mary primary school, Newborough primary school and leisure centre, this block, and the addition of an already established character filled home presents the perfect development opportunity. If you have the skills or know how to renovate the home and or use the block for townhouses this house is a must see. Or alternatively if your someone looking for the perfect home to make your own with extra space for a large shed, car and caravan storage or pool this house is also one you should put on your list to see. A block this size is rare in today's market.

So what are you waiting for? Call Mel today to arrange an inspection so you can see for yourself why it's such a great opportunity.

3 BED | 1 BATH | 4 CAR

PRICE:  
\$440,000

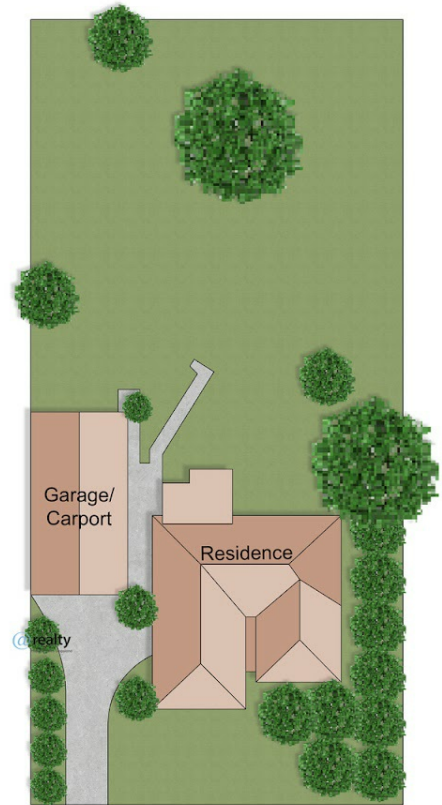
OPEN FOR INSPECTION:  
N/A



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## 56 Chamberlain Road - Newborough



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.