

SOLD

SOLID FAMILY HOME ON TRIPLEX BLOCK – ZONED R30

*ALL OFFERS PRESENTED BY 5PM TUESDAY 3/10/23

Calling all astute buyers! 243m² of solid house, residing on a whopping 905m² CNR block with two separate street frontages, will provide one lucky new owner with a multitude of opportunity:

1. Renovate the house & enjoy the serenity of the large block - land bank for later
2. Demolish the house & create 3 new prime blocks of land (STCA)
3. Demolish the house & create 2 new large prime blocks of land (STCA)
4. Retain the house & subdivide 260m² approx from the back of the block (STCA)

This first time offered; much loved family home is located on an attractive street with a wide, treelined medium strip opposite giving extra privacy & street appeal, you'll also enjoy the afternoon sea breeze & the local wildlife including adorable bandicoots visiting from the parklands behind! Just minutes to the beach & the magnificent Port Coogee Marina.

Get ready to put your personal touch on this fabulous family home!

FEATURES INCLUDE:

- Lovely large entrance foyer with high ceilings & double entrance doors
- Master bedroom with WIR & ensuite
- 3 minor bedrooms with BIR's
- Study or 5th bedroom/nursery located next to the master bedroom
- Formal lounge & dining room with raked ceilings & plenty of natural light
- Open plan kitchen, dining & family room. Kitchen has plenty of storage, lots of bench space, electric cook top & wall oven
- Big games room with wood stove
- Family bathroom with separate bath & shower
- Powder room with toilet
- Big laundry with doors to outside
- Reverse cycle, multizoned, ducted airconditioning throughout, Gas bayonets
- Double Garage with remote door, work bench included
- Rental Appraisal - \$450 - \$500 p/w
- Note: some furniture, tools, pot plants, will be available with the house if desired, shade houses

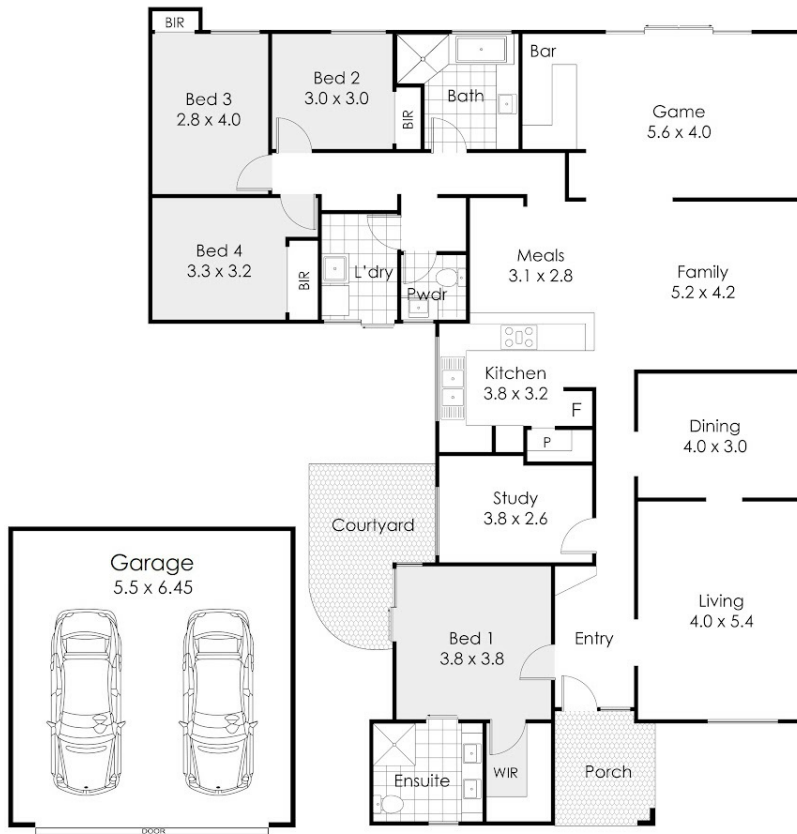
4 BED | 2 BATH | 2 CAR

PRICE:
\$740,000

OPEN FOR INSPECTION:
N/A



Jill Groves | Chloe Leggett Team
0408765240
jillgroves@atrealty.com.au
www.atrealty.com.au



40 Bullfinch Street, Spearwood

This floor plan is not to scale.
 Dimensions are approximate and therefore should only be used for illustrative purposes.

	243 m ²
	4 Bed
	2.5 Bath
	2 Car

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.