



**SOLD**

## WITH A LITTLE BIT OF WORK THIS HOME COULD BE SOMETHING SPECIAL.

This great 3 bedroom timber home is located high on Hospital Hill, the home itself has been extended to add an extra formal, open-plan lounge & dining area. Some of the other features this home boasts are:-

- 3 extra large bedrooms, the main with floor-to-ceiling built-ins
- 2 separate living areas
- User-friendly kitchen with wood stove
- Laundry room
- Bathroom with shower over bath
- Office & storeroom

Outside in the 809m2 yard, you will find and enjoy the generous outdoor area, double bay garage, side access to the garage, and enough room for gardens or a pool.

This property is overloaded with 40+ years of personal possessions, but these will be removed prior to settlement. If you can look beyond the clutter, you will find a really good opportunity to renovate and reap the rewards.

To find out more or to book an inspection please call Troy Schultz on 04 2222 5135.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$270,000

**OPEN FOR INSPECTION:**  
N/A



**Troy Schultz**  
**042225135**  
troyschultz@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)