



SOLD

ATTENTION DEVELOPERS, BUILDERS & FIRST HOME BUYERS

Soto Realty proudly presents a unique opportunity to acquire this original brick veneer three-bedroom property situated in one of Bossley Park's most sought-after streets.

This property has the potential to build a GRANNY FLAT (s.t.c.a) and is located within walking distance to all amenities, schools, public transport, churches, Marconi Club, public parks, and shopping centres.

The highly desirable location and potential for strong capital growth make this property a truly impressive choice for FIRST HOME BUYERS, BUILDERS, AND SMART INVESTORS!!

PROPERTY FEATURES:

- Three original bedrooms with built-in wardrobes + study
- Combined large living areas
- Open plan kitchen with gas cooking facilities
- One original bathroom
- External laundry
- Two-car space parking

Land size $15 \times 37.76 = 566.4\text{m}^2$

THE VENDOR IS FULLY COMMITTED TO SELL AND ALL OFFERS ARE CONSIDERED PRIOR TO AUCTION.

VIEWING TIMES:

Saturdays 11am - 11:30am
Wednesdays 6:00pm - 6:30pm
AUCTION ONSITE: 11:30am on 24/02/2024

AGENTS:

Saul Soto 0402 948 807
BJ Gregory 0422 333 333

3 BED | 1 BATH | 0 CAR

PRICE:
\$1,050,000

OPEN FOR INSPECTION:
N/A



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6 Falkands Avenue Bossley Park



This floor plan is provided for marketing purposes only and all measurements should be checked and verified onsite during physical inspection.



SOTO REALTY
REAL ESTATE AGENCY

@realty

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.

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