

# SOLD

## UNDER OFFER

Multipurpose block for storage, work or play on quarter acre!

Unique opportunities like this are highly sought after and rarely found.

The 14x9 meter garage with solid concrete floor and a height of just under 4 meters will appeal to trades people, investors, business owners, importers, exporters, and astute property buyers. Just under 1/4 acre on approx. 998m<sup>2</sup>, this fantastic multipurpose brick veneer family home offers a unique opportunity to capitalise on the house, land, and garage.

Situated only minutes' walk to the amenities Boronia has to offer. Boronia shopping precinct, train stations, bus stops, schools, childcare, kindergartens, parks, garden, sporting facilities, medical facilities, local restaurants, and eateries making life easy and convenient.

Save on rent by living and also working from home, or rent the workshop and house together or separately!

Features include 3 bedrooms, 1 bathroom, 1 toilet, kitchen with meals breakfast bar, separate lounge / living area, separate family sitting area, split system heating and cooling, wood fire heater, gas and electric appliance, fully insulated ceilings, separate large rear yard boasting the 10-car garage / workshop / teenage retreat, plus a large open space area to the rear of the home.

All this and more with easy access to Knox Westfield, Ozone Entertainment Centre, restaurants, bars, clubs, the East Link Freeway, major arterials, and Mountain Gate Shopping village. Hurry! An inspection will surprise!

For any real estate advice, please call Luciano Marcuzzi 0423 181 161 | [luciano@atrealty.com.au](mailto:luciano@atrealty.com.au), Lou Rinnovasi 0417 166 668 or Leeanne 0404 261 469. Statement of information will be available to inspect by request.

Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer: all information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.

3 BED | 1 BATH | 10 CAR

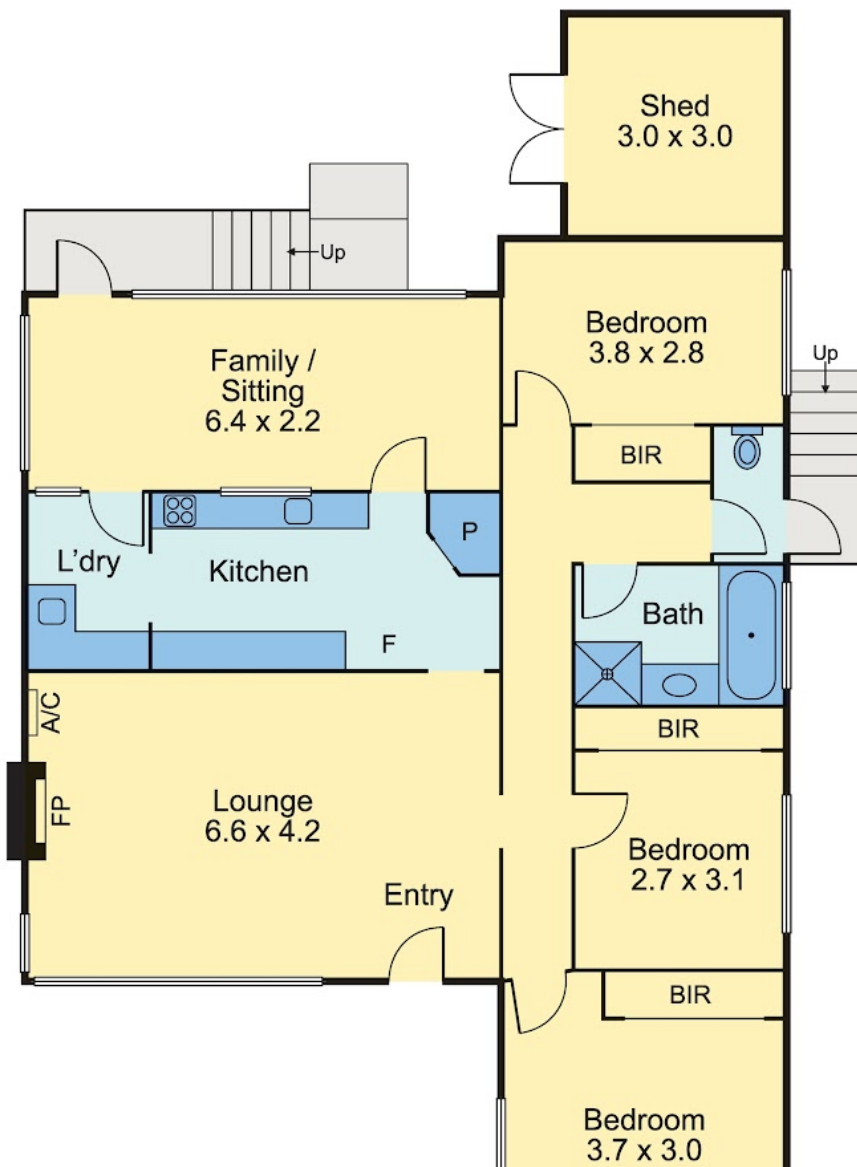
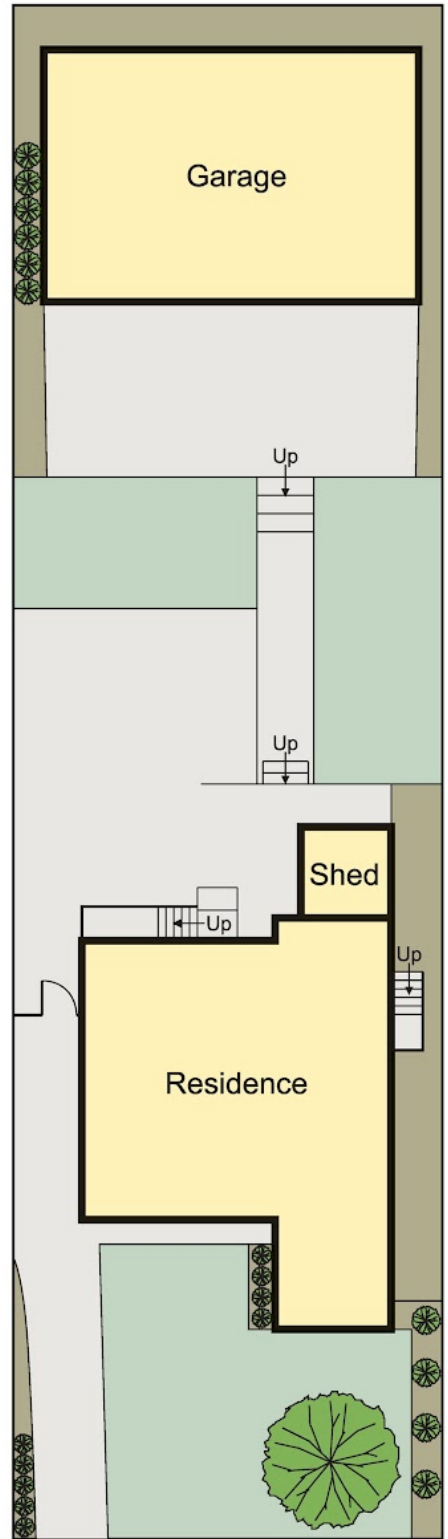
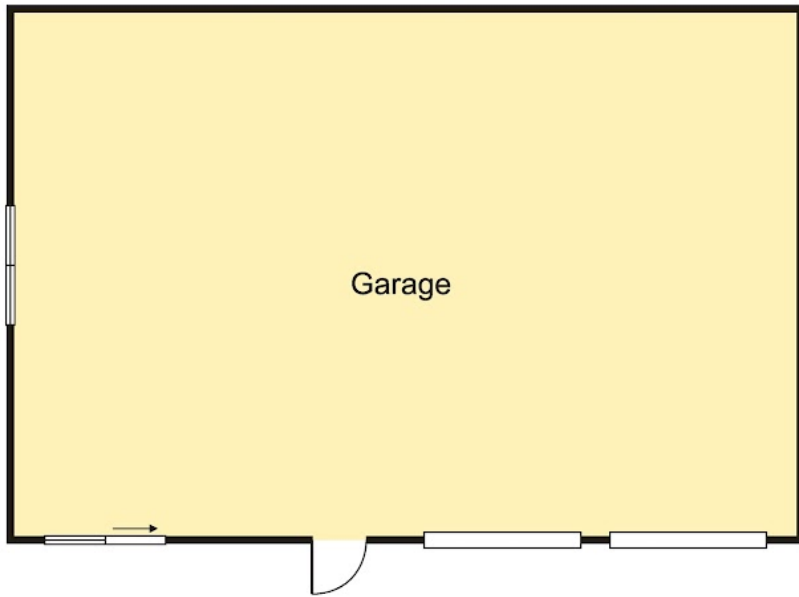
PRICE:  
\$810,000

OPEN FOR INSPECTION:  
N/A



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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.