



# SOLD

## OPPORTUNITY AWAITS ON 766M2

Embraced by a substantial 766m2 block, this spacious three-bedroom home presents an array of exciting opportunities. Ready to move in and enjoy, renovate to add value, or with potential to knock down and rebuild your dream home or development (STCA), the possibilities are endless.

Ideally positioned close to everything you need, the home features a formal entryway flanked by a dedicated living room and a separate open plan dining domain enhanced by a fireplace for winter ambience. Flowing through, the separate meals and kitchen is sure to please the home cook, boasting tiled splashbacks, quality appliances and ample storage. Three large bedrooms include built-in robes and share the family bathroom, while a dedicated laundry with linen press, ducted heating, air conditioning, large allotment with garage and sheds, plus ample off-street parking further increase the appeal.

Enjoying a convenient and connected position, just a short walk to High Street Road shops and local schools including Knox Gardens Primary and Waverley Christian College, close to parkland and walking trails, mere minutes to public transport, shopping and dining at The Glen Shopping Centre, Westfield Knox and Eastlink.

- Spacious 3-bedroom, 1-bathroom home
- Positioned on a generous 766 sq m approx. block
- Multiple living zones including fireside dining room
- Central kitchen with tiled splashbacks & ample storage
- Three large bedrooms complete with built-in robes
- Family bathroom with shower, vanity, toilet & bidet
- Generous laundry includes linen press & outside access
- Leafy allotment with sheds & outdoor storage areas
- Garage plus ample off-street parking space
- Ducting heating, ceiling fans & air conditioning
- Guest powder room for convenience
- Water tank & cellar/under house storage

Thinking of selling now or in the future? For a free-market appraisal, please call Lou Rinnovasi | 0417 166 667 | [lou@atrealty.com.au](mailto:lou@atrealty.com.au) and Luciano Marcuzzi | 0423 181 161 | [luciano@atrealty.com.au](mailto:luciano@atrealty.com.au)

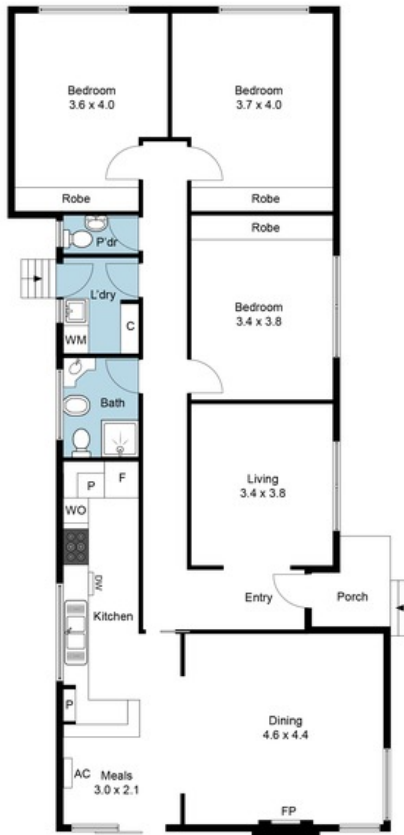
**3 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$1,120,000

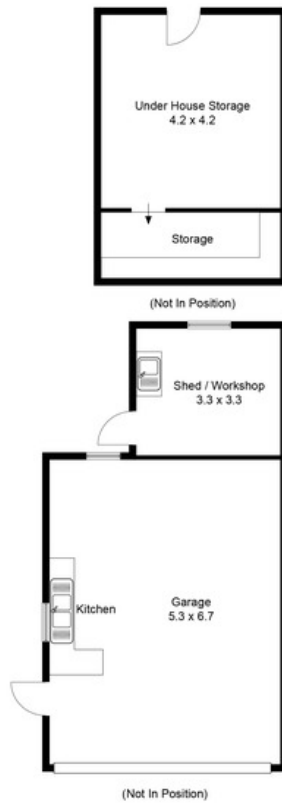
**OPEN FOR INSPECTION:**  
N/A



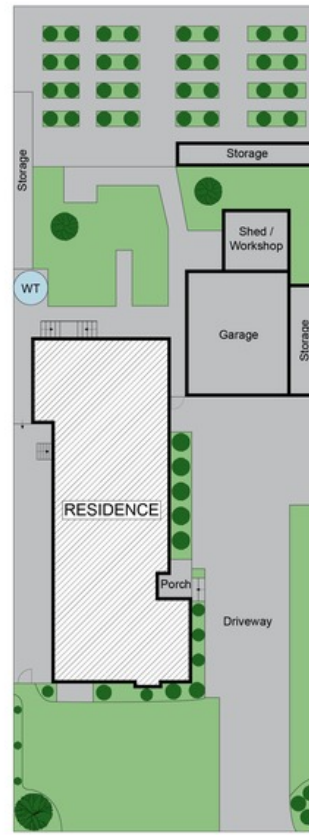
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FLOOR PLAN



(Not In Position)



SITE PLAN



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. The information on this brochure has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fitting or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence. Photo ID and contact details are required at all open inspections.

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.