

**SOLD**

## AUCTION, UNLESS SOLD PRIOR, BURSTING WITH APPEAL!

Auction! Sunday 15/09/2024 at 12.30pm. Unless Sold Prior. Settlement 60/90 days negotiable Set on approx. 915m<sup>2</sup> is this neat, clean, and well maintained 3-bedroom brick veneer home perfect for the first home buyer or investor with dual occupancy potential (STCA).

Features include a fully appointed kitchen with meals area giving easy access to the outdoor veranda and BBQ area. A separate lounge room with hardwood floors, gas log fire and split system heating and cooling.

Other features include 3 generous bedrooms with carpeted floors and built in robes, separate family bathroom, separate toilet, separate laundry, gas and electric appliances, double car space parking, huge back yard, established gardens and a fully fenced rear yard.

This home Ideally situated minutes from Chirnside Park Shopping Centre, Reading Cinema, Chirnside Park Country Club, Public transport including, Lilydale Train Station, Mooroolbark Train Station and buses transport.

Offering easy access to Victoria Road Primary School, Lilydale Heights College, Oxley Christian College, Edinburgh College, Mooroolbark & Lilydale Village, Lilydale Lake and major arterials. An inspection will delight!

Thinking of selling now or in the future? For a free-market appraisal Call or SMS - Lou Rinnovasi 0417-166-668 Luciano Marcuzzi 0423-181-161 for all other inquiries please or email Luciano@atrealty.com.au or lou@atrealty.com.au.

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.

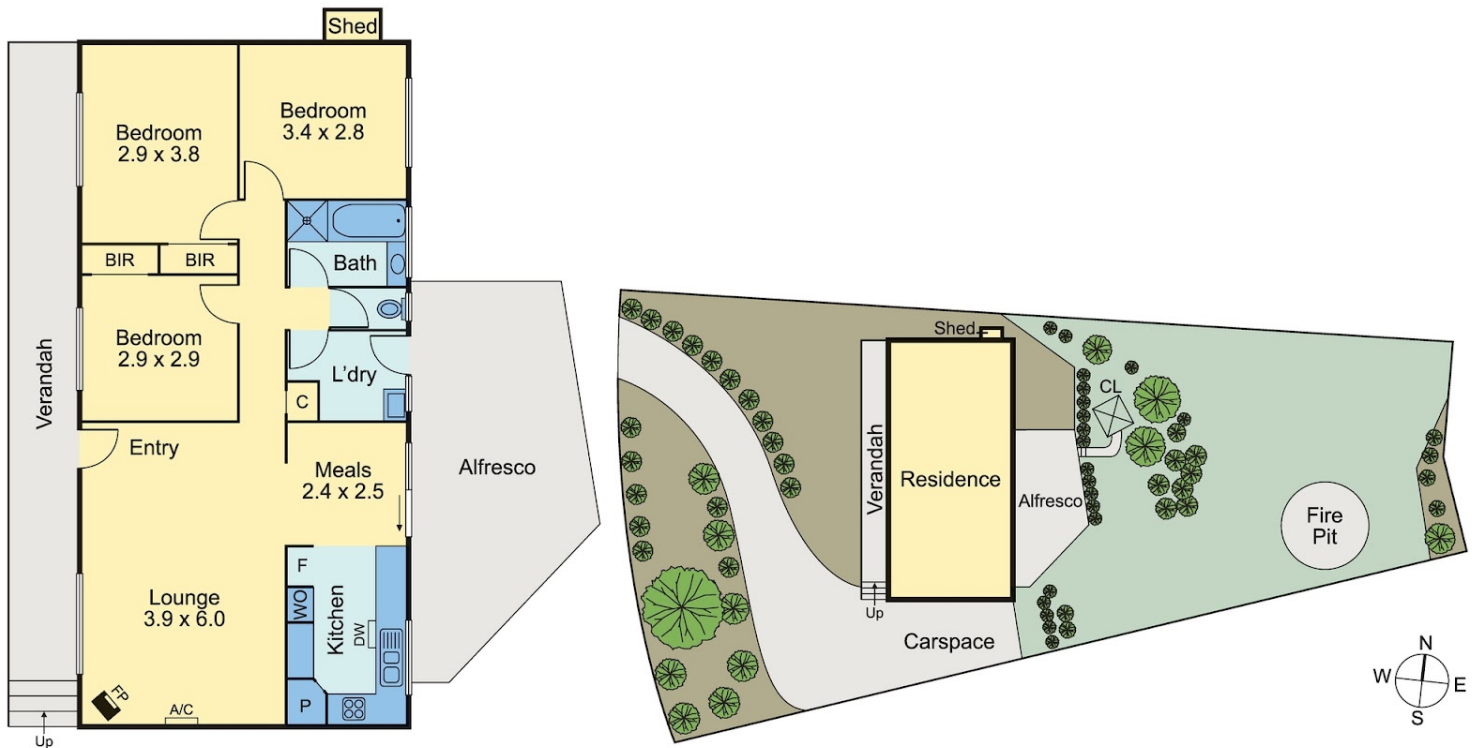
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$780,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Every care has been taken to verify the accuracy of the details and dimensions in this property plan. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects. The plan is a representation only and is not necessarily to scale.

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.