

FOR SALE

PRIME 2.02HA WITH DEVELOPMENT POTENTIAL & SOLID FAMILY HOME IN GREAT LOCATION

Seize the rare chance to own a spacious 2.02ha block in a prime in-town location, outside the flood zone. With hospitals, shopping centres, schools, and Southern Cross University all nearby, this property offers exceptional potential.

Whether you're a family looking for space to grow, someone who dreams of having a couple of horses in town, or a developer seeking a prime subdivision opportunity (STCA), this one is well worth your inspection.

Built to last, by a local builder with an excellent reputation, the solid brick-and-tile double-storey home has been extensively renovated and offers:

- * 4 generous bedrooms, all with polished hardwood timber floors & ceiling fans
- * Separate lounge, dining & kitchen
- * Modern kitchen with stone-top benches, lots of drawers, separate walk-in pantry/storage
- * Modern bathroom with floor-to-ceiling tiles, bath and separate toilet
- * Combustion fireplace in the lounge room and electric fireplace in the dining room
- * Large, modern laundry plus walk-in storage room/linen press
- * Double garage with internal access, remote controlled doors and storage space
- * Crimsafe doors and windows
- * Balcony with valley views
- * New roof & sarking, & fully insulated
- * 6.6kW solar system for energy efficiency

Downstairs, the flexibility continues with a fully equipped 'mancafe' or self-contained space, featuring:

- * Gym/recreation room with 2-pac floor
- * Additional shower & toilet
- * Kitchenette and living area with combustion fireplace
- * Undercover outdoor area
- * Workshop and huge storage area – ideal for trades, hobbies or home business use
- * New fencing, security cameras, garden shed

4 BED | 2 BATH | 2 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A

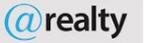


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APPROXIMATE
AREAS
INTERNAL: 293m²
EXTERNAL: 62m²



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.