



## FOR SALE

### 4 BEDROOM HOME ON 917 M<sup>2</sup> - 19.8M FRONTAGE - FANTASTIC FOR A FAMILY - GREAT DEVELOPMENT POTENTIAL - SUPERB LOCATION IN THE 'BRIGHTON HIGH' ZONE

This home has been lovingly cared for by the same family since new, around 1968. Situated on a large block with oodles of backyard, it was built to last, with plenty of accommodation, and it is proudly located in this now 'hotspot' residential pocket.

The floorplan consists of 4 bedrooms (all with built-in robes), kitchen with adjoining casual dining, living room, family room, bathroom, 2nd toilet, lock-up garage, extra long carport and verandah / outdoor entertaining area.

The block is an impressive 917m<sup>2</sup> (approx) - 19.8m x 46.32m. There is plenty of room for further extensions, pool, garaging etc. and still have some room for the kids to play. Alternatively, this size block with this frontage represents an excellent development opportunity (subject to consents) making it very attractive to investors and developers.

Omar Avenue is a very desirable location with so much so close. Bowker Reserve is just down the road, Brighton Secondary School an easy walk, bus stop and train station minutes away, and Marion Shopping Centre, Brighton Precinct and the beach are within quick reach.

This is a very rare and exciting opportunity!

Twilight Auction Tuesday January 28th at 6.00 pm.

RLA 298528 RLA 269823

4 BED | 1 BATH | 3 CAR

PRICE:  
Auction

OPEN FOR INSPECTION:  
N/A



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TOTAL	Living	Dined	Carport	Porch	Veranda
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Produced by The @realty Group