



## FOR SALE

### CHEAP & CHEERFUL

Positioned near the northern tip of Scarborough & enjoying an elevated position close to the beach, this modest (but sound) cottage epitomises a sound investment: entry level price in an exclusive area! Very easy to "value add" here with a lick of paint & polishing of floorboards!

- \* 2 large bedrooms
- \* Office space
- \* 2 separate living areas
- \* Small basic kitchen & bathroom - but serviceable!
- \* Side access
- \* Tiled roof
- \* Close to popular Sthn Cross College
- \* 534m2 of prime real estate!

Property Code: 452

2 BED | 1 BATH | 1 CAR

PRICE:  
\$269,000

OPEN FOR INSPECTION:  
N/A



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