



# FOR SALE

## SOLID FAMILY HOME ON LARGE ALLOTMENT!!

Situated on a generous 769 sqm approx. allotment, this well-built family home is an excellent opportunity for first-home buyers, investors, and developers alike.

### Key Features:

- Three well-sized bedrooms, two with built-in robes, all equipped with new remote-controlled ceiling fans.
- Comfortable lounge featuring Air conditioning and a Gas heater.
- Spacious kitchen and meals area, perfect for family gatherings.
- Updated bathroom with a separate WC for added convenience.
- Laundry with direct access to the backyard.
- The expansive backyard provides ample space for kids to play and pets to roam, complemented by a fantastic undercover entertaining area, a small garden shed, a large garage/workshop, and plenty of off-street parking.

### Prime Location & Lifestyle:

Nestled in Valley View, this home offers a peaceful setting where you can wake up to birdsong and scenic reserve views. Enjoy easy access to outdoor recreational spots such as the Valley View Golf Driving Range, Cornell Avenue Reserve, and the Walkley Heights Walking Trail.

For shopping, dining, and entertainment, Westfield Tea Tree Plaza is just a short drive away, offering a diverse selection of cafes, restaurants, and retail stores. Families will appreciate the proximity to quality schools, including St Paul's College, Cedar College, and Valley View Secondary School.

### Endless Potential

With renovations already completed, there is still plenty of scope to personalize and enhance this home to suit your style. If you're considering development, the prime location and lifestyle appeal make this a fantastic opportunity (STCC).

Don't miss out! Meet Gary Brar – Fab Realtors at the open inspection and make

3 | 1 | 2

PRICE:  
Auction 30th March 2025 Sunday @ 12

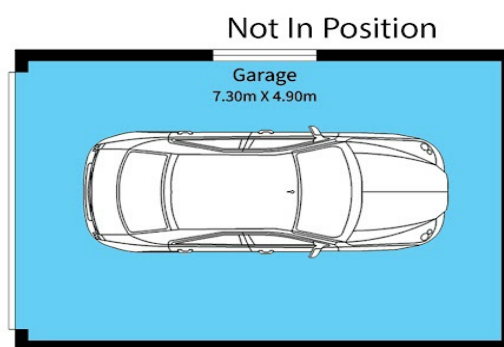


**Gary Brar** | 0416 748 147

info@fabrealtors.com.au

[fabrealtors.com.au](https://www.fabrealtors.com.au)

RLA 312162



AREAS(APPROX) m2	
Main Living	94.10
O.E.Area	33.12
Garage	35.77
Total	162.99

Scale in metres indicative only. Dimensions are approximate.

All information contained herein is gathered from sources we believe to be reliable.

However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.