



SOLD

SOLD IN 2 WEEKS!

Seize a rare opportunity to own an exceptional Corner Block masterpiece in the sought-after suburb of Salisbury East that would appeal to a large group of buyers.

Corner block land parcels are always in huge demand because they offer unique advantages and benefits due to its two street frontages and impacting factors like : dual street access, development opportunities (STCC), unique design opportunities, street appeal, better ventilation, and potential for increased privacy and natural light.

Another plus is the home itself. Behind its classic facade, this three-bedroom home showcases practical family living. The thoughtful floor plan reveals well-proportioned bedrooms, all equipped with built-in wardrobes, a well-appointed kitchen/dining featuring gas appliances, and a spacious living area perfect for family gatherings.

Stay comfortable year-round with the convenience of air conditioning and gas heating, while the separate bathroom, toilet, and laundry ensure family functionality.

Generous outdoor space is a true highlight, offering a secure, fully-fenced large backyard that's perfect for children and pets, plus all that extra parking space for family and guests!

The property also benefits from additional off-street parking and convenient side access, making it ideal for those with multiple vehicles or tradesperson requirements, ute, truck, boat or a caravan.

Entertainment comes easy with a covered area and plenty of room to move, while the garage/workshop provides secure parking, and loads of valuable storage space.

In brief, 1973-built brick residence that commands attention with its substantial dual frontages setting the stage for a world of possibilities on a generous approx.640m² allotment and No Easements! (Refer to Form1 Annexure B- Title Easements- NIL)

Key Features:

- Prominent corner position with wide dual street frontages

3 BED | 1 BATH | 4 CAR

PRICE:
\$690,000

OPEN FOR INSPECTION:
N/A



Aggie Serafin-Anfiteatro
0431171409

aggie.serafin@atrealty.com.au

www.atrealty.com.au

RLA: 269823

35 Mostyn Crescent,
SALISBURY EAST 5109



| | |
|---------------|-------------------|
| Living: | 88.89SQ.M |
| Patio: | 22.62SQ.M |
| Shed | 27.0SQ.M |
| TOTAL: | 138.51SQ.M |

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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.

Aggie Serafin-Anfiteatro
0431171409
aggie.serafin@atrealty.com.au
www.atrealty.com.au

