



**SOLD**

## GET READY TO ROLL UP YOUR SLEEVES AND UNLOCK THE HIDDEN POTENTIAL!

Set on a generous 1255m<sup>2</sup> (approx.) allotment located in Chum Creek, this solid single-story home is brimming with potential for those ready to roll up their sleeves and reap the rewards. Positioned just on the outskirts of Healesville's town center and only a short drive to all the shops eateries and amenities, this property is just waiting for someone to come in and unlock its potential.

The layout offers immediate value with three spacious bedrooms that are serviced by a central bathroom, a generous kitchen incorporating dining area which provides a great starting point for a modern transformation. The lounge room is situated just off from the kitchen, providing a great space for relaxing. There's currently no functional laundry as it has been completely stripped back, so be ready to hop right on in and finish what's been started.

Outside, the yard is generous in size, offering plenty of space for kids and the family pet or perhaps look at the opportunity to extend (STCA). A garage/workshop and carport complete the picture. Additional features include a cozy wood fire, split A/C, evaporative cooling, 900mm oven, dishwasher and ceiling fans.

Whether you're looking to renovate and flip or create a family home with your own flair this could well be the one for you! Priced for opportunity and ready for your ideas. Contact David for more information or to arrange an inspection.

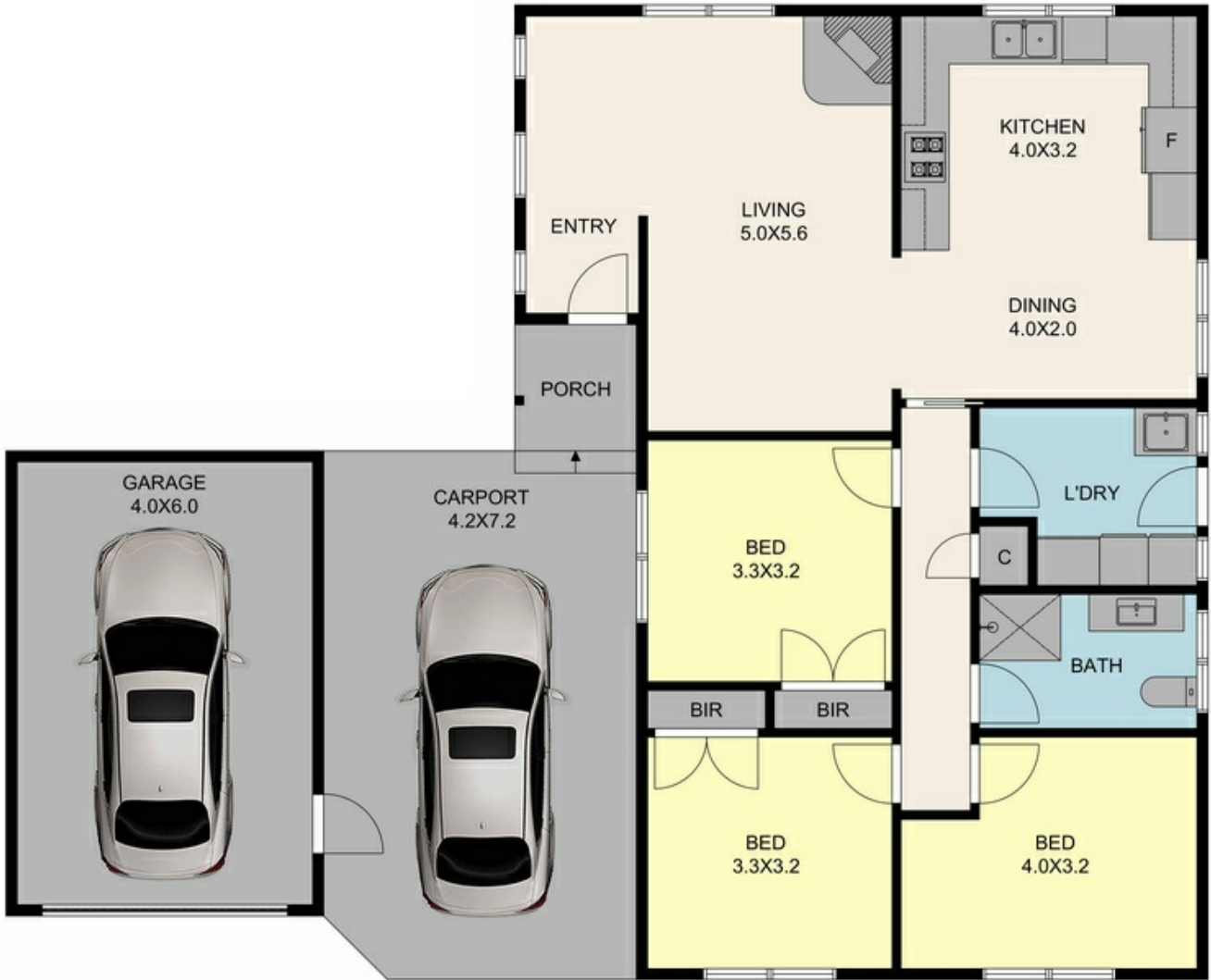
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$655,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.

TOTAL APPROX. FLOOR AREA 102 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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