



# FOR SALE

## PRIVACY & POTENTIAL ON A USABLE ONE ACRE BLOCK IN A QUIET CUL DE SAC

Offered for the first time by the original family, this tightly held one acre property presents a rare opportunity with exceptional potential and is situated in a highly sought-after location where properties of this size are becoming increasingly scarce.

Set back from the street, the home enjoys a sense of privacy and is positioned within a quiet cul-de-sac, surrounded by established homes and greenery. The existing residence is a solid three-bedroom steel-frame home, providing a strong foundation for those looking to renovate, update, or reimagine to suit their vision.

Adding further versatility is a rear shed complete with a second bathroom. While it requires renovation, upgrading or a re build, it presents an excellent opportunity to enhance and customise the space to suit your needs, whether as a workshop, studio, or additional living area. For those seeking a more self-sufficient lifestyle, the expansive backyard offers plenty of space to establish a veggie patch, grow fruit trees, and even keep chooks whilst leaving plenty of room for the kids and family pets to run around.

While the home does require refurbishment, it offers a genuine opportunity to add value and create something truly special. With further improvements, this property presents an outstanding opportunity for families, renovators, and investors alike.

### INTERNAL

- 3 Bedrooms, 1 with built ins
- Open plan living, Kitchen, Dining
- Dish drawer
- Reverse cycle air conditioning
- Fireplace
- Security screens
- 1 Bathroom
- Separate toilet
- Spacious laundry
- 1 Carport

### SHED

3 BED | 2 BATH | 1 CAR

### PRICE:

Expressions of Interest

### OPEN FOR INSPECTION:

N/A

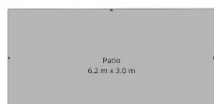


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**TOTAL: 160 m2**  
 1st floor: 160 m2  
 EXCLUDED AREAS: SCREENED PORCH: 5 m2, PORCH: 37 m2, DECK: 4 m2,  
 COVERED PATIO: 42 m2, PATIO: 19 m2, STORAGE: 75 m2,  
 CARPORT: 41 m2, WALLS: 19 m2

Floor Plan Created By Cubikasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.