



# FOR SALE

## FAMILY SIZE HOME IN MOUNT GARNET

Renovation Potential on Large Fenced Block – Garnet Home-Set on a generous block 2030 sqm approx, this timber home offers solid bones-and-potential opportunity for buyers looking for a renovation project.

The residence features two bedrooms and one bathroom, plus an enclosed wrap-around verandah, that could be transformed into additional bedrooms or living space. A large, fully fenced yard provides privacy and space for families, pets, or future outdoor living.

Restumping is partially completed with steel posts and the others have level stumps in place; final restumping work remains to be finished. approximately 20.

This is a walk-in, walk-out opportunity, and the asking price reflects the renovation factor, making it an attractive project for buyers who want to add value with their own updates.

### Key features

- Timber house on a large block
- Fenced yard
- Two bedrooms, one bathroom
- Enclosed wrap-around verandah with potential for extra bedrooms or living space
- Partially completed restumping with level stumps; final restumping required
- Walk-in, walk-out option
- Price adjusted to reflect renovation needs and future potential

Call for a viewing appointment only 0472 910 300

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are

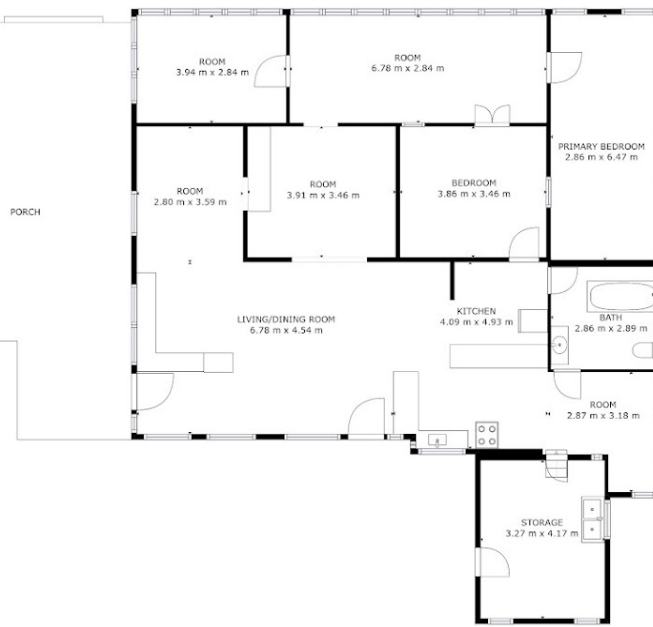
2 BED | 1 BATH | 1 CAR

PRICE:  
\$170,000

OPEN FOR INSPECTION:  
N/A



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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 171 m<sup>2</sup>, EXCLUDED AREAS:  
PORCH: 58 m<sup>2</sup>  
TOTAL: 171 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.