



## FOR SALE

### EXCEPTIONAL OPPORTUNITY WITH BREATHTAKING WATER OUTLOOK

Positioned directly opposite the waterfront reserve with breathtaking lake views and an enormous backyard setting, this original dual-level residence presents an exceptional opportunity to renovate, rebuild or secure a tightly held lifestyle location with endless potential.

Held in the same family for many years, the home offers solid bones, multiple living spaces and an elevated outlook across the water, all set within one of San Remo's most peaceful and picturesque pockets. Whether you're dreaming of a contemporary waterfront-inspired renovation, holiday home or long-term investment, the possibilities here are undeniable.

- Incredible lake views from the upper level living areas and balcony
- Four bedroom layout with flexible dual-level design
- Original condition throughout with huge renovation potential
- Double garage with internal access plus additional off-street parking
- Expansive backyard backing onto reserve surrounds
- Peaceful setting directly across from the water's edge
- Rare opportunity to secure a premium lifestyle location with scope to add significant value
- Ideal for renovators, investors or those looking to build their dream home (STCA)
- Moments to local shops, schools, boat ramps and M1 access

A truly unique offering combining location, outlook and untapped potential, this is the type of property rarely offered and impossible to replicate.

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

4 BED | 2 BATH | 2 CAR

PRICE:

Price Guide \$850,000

OPEN FOR INSPECTION:

May 23 at 10:00am - 10:30am



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88 Liamera Avenue  
San Remo

Total Internal Floor Area: 174 sqm  
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 persons should rely on their own enquiries



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