



## FOR SALE

### ELEVATED POSITION WITH LAKE GLIMPSES & ENDLESS POTENTIAL

Positioned in a quiet street with glimpses towards the lake, this elevated three-bedroom home presents an exciting opportunity for renovators, investors or buyers looking to add value in a sought-after coastal location. Set on a generous block with an inground pool and oversized yard, the property offers great bones, loads of space and enormous future potential.

Upstairs features timber flooring throughout, a light-filled living and dining area, functional kitchen, three bedrooms and a large front verandah capturing the elevated outlook and cooling breezes. Downstairs offers ample under-house storage, tandem car accommodation and additional utility space.

Conveniently located close to schools, shops, boat ramps and the waterfront, this is a fantastic chance to secure an affordable home with scope to renovate and make your own.

- Elevated position with lake glimpses
- Three bedrooms, all with built-in wardrobes
- Light-filled living and dining with timber floors
- Functional kitchen with breakfast bar
- Large front verandah ideal for relaxing outdoors
- Inground pool and spacious backyard
- Under-house tandem carport and storage area
- Solar panel system installed
- Excellent opportunity to renovate or invest
- Close to local shops, schools, parks and waterfront

A value-packed opportunity with loads of potential in a great lakeside location.

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

3 BED | 1 BATH | 2 CAR

PRICE:

Price Guide \$700,000

OPEN FOR INSPECTION:

May 23 at 9:30am - 10:00am

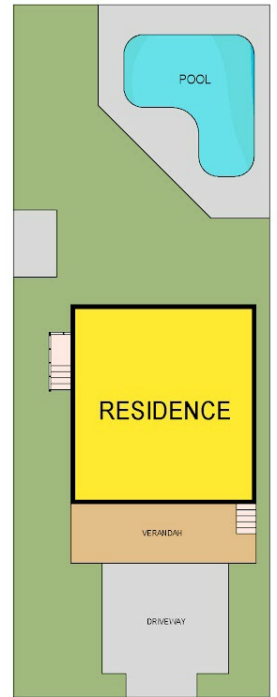
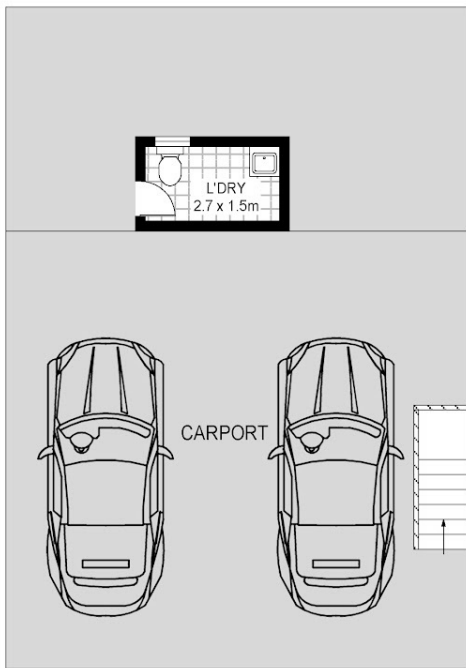


**Brad Barker**

**0413875833**

[bradbarker@atrealty.com.au](mailto:bradbarker@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



62 Katoomba Avenue  
San Remo

0 1 2 3 4 5

Total Internal Floor Area: 92 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



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.

**Brad Barker**  
0413875833  
bradbarker@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

