



FOR SALE

PRIME POSITION - BLOCK HOME - VERSATILE LARGE BLOCK WITH 4 BEDDER!

Set on a large, level block (approx. 700m²) this 4 bedroom home offers cosy living whilst sitting on a very attractive block of land. Create your landscaping dream and enjoy your home on the block size you have been waiting for. The incredible outdoor space will be enjoyed by everyone and you will never have to worry about parking extra vehicles again.

Located in an excellent, quiet street known for its community feel and proximity to local schools, parks and amenities you have an abundance of convenience. The existing tenants love living here and are very happy to renew their lease.

- *Approx. 2km to Coles Supermarket
- *Approx. 2 km to Walker Road Sporting and Recreation Precinct
- *Approx. 2 km to Isabella State School
- *Approx. 2 km to Sugarworld Adventure Park
- *Approx. 4 km to Edmonton business centre

Make your life simpler - Park your caravan, add a shed and/or gazebo and pool. The vehicle side access combined with all the room at the rear of the home makes this a unique property with endless possibilities.

**The images utilised were prior to the current tenancy which is in place until 31st October, 2026 Gross Rent: \$670 per week

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 requested to take necessary action to satisfy themselves with any pertinent matters.

4 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$750,000

OPEN FOR INSPECTION:

N/A

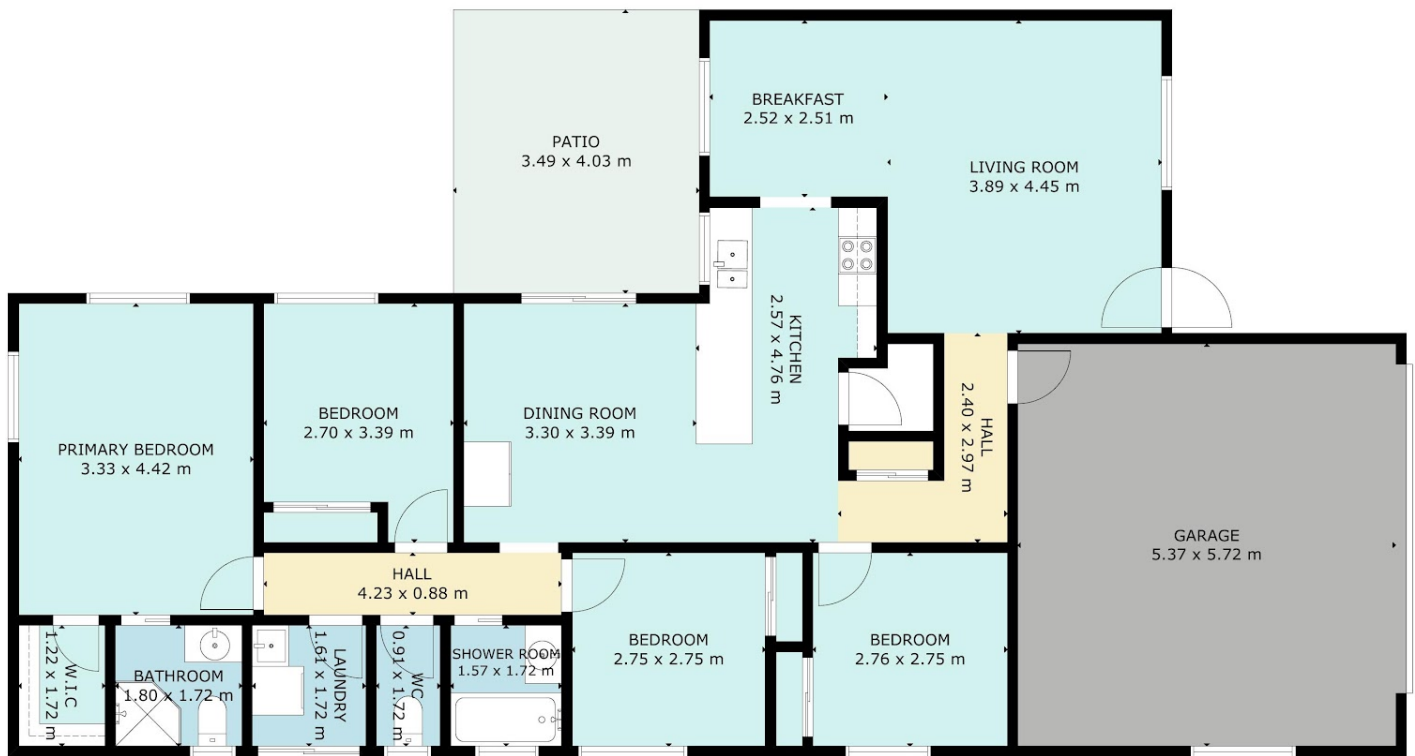


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GROSS INTERNAL AREA
 TOTAL: 115 m²
 FLOOR 1: 115 m²
 EXCLUDED AREAS: GARAGE: 31 m², PATIO: 14 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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.