



**SOLD**

## TWO DWELLINGS – ONE BLOCK ... GREAT INVESTMENT OPPORTUNITY!

7 bedroom home with guest accommodation.

The main house has 5 bedrooms, 2 bathrooms, a large lounge/dining room flowing to the family room and a generous outdoor entertaining area.

The granny flat come with 2 bedroom with full ensuite and fully fenced for privacy and is set within its own oasis with views..

Located close to popular schools, shops and easy access to Monash freeway. This unique property currently has great rental return.

This wonderful property offering would suit many circumstances:

- Home and business
- Accommodation for two families
- Live in one house and rent the other
- Perfect for the investor

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document.? Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

7 BED | 4 BATH | 0 CAR

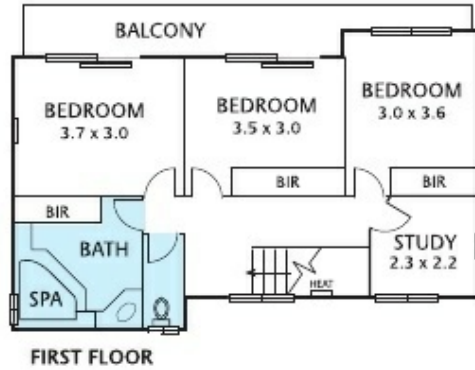
PRICE:  
\$1,250,000

OPEN FOR INSPECTION:  
N/A



**Sam Zhang**  
**0412898488**  
samzhang@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 13 Toombah Street, Mount Waverley



W

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.

E