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Type House

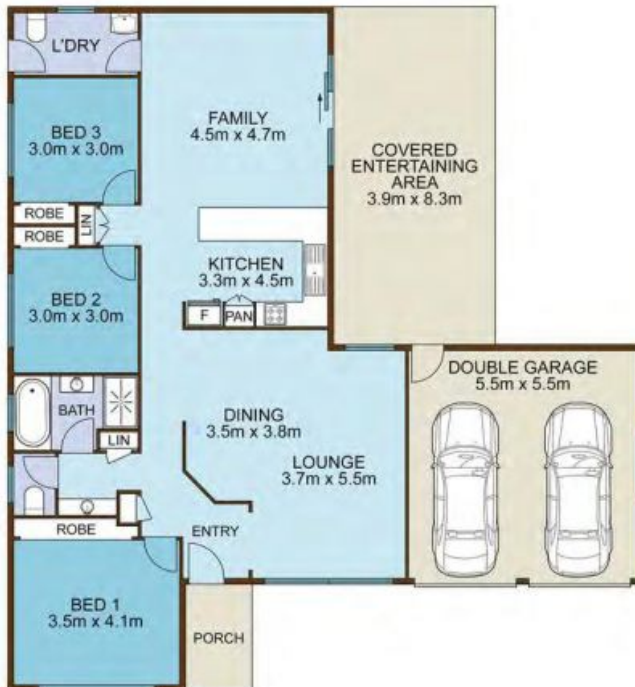
Land 658 m2

Loaded with lifestyle appeal minutes from Ambarvale shops and primary school, this well-kept property offers a rare opportunity. Comprising a three-bedroom single storey brick home plus an additional backyard granny flat, it makes a superb choice for the multi-generational family or investor with its prime flexibility of use and total income-earning potential of \$840 per week. Alternatively, consider living in one, renting out the other and securing your future in one fell swoop, in a popular neighbourhood favoured for its blend of tranquillity and convenience.

- Comfortable design with lounge plus dining, easy-care tiled floors
- All-seasons outdoor entertaining area, low-maintenance 658sqm block
- Induction cooktop, stainless rangehood and under-bench oven, dishwasher
- Three-way main bath with tub plus separate shower; robes throughout
- Ducted and split-system air, double garage boasting electric roller doors
- Private self-contained flat with kitchen, bed and bath/laundry combo
- Easy access to neighbourhood parks, childcare and rail-link transport
- Potential Rent for 3 bed home \$550 p/w ? Granny Flat \$380 p/w



GRANNY FLAT



SITE PLAN

HOLMES
REAL ESTATE

42 Clerkenwell Street, AMBARVALE

Not to scale • All measurements are approximate • Drawn for marketing purposes only