







OPTIONS AND SPACE APLENTY IN BEECHBORO!

4 2 2 725m2

Opportunities like this don't present themselves too often! Take advantage of space aplenty in this sensational four-bedroom two-bathroom home on a generous 725sqm corner block. Positioned on a desirable parcel of land in family-friendly Beechboro, utilise this land to re-build and create your own dream family home, renovate and extend or reap the benefits of potential of subdivision with R20/35 zoning.

A fabulous opportunity for the growing family, or investor looking to add to their portfolio, this home features a functional layout for families seeking a central space for everyone to come together as well as enough room for some privacy and quiet time, all within an arm's length from all major amenities.

At the front of the home lies a bright living room with timber style flooring, offering a private space to relax and unwind from the rest of the home while a tiled, open-plan family, meals and kitchen area doubles as the casual hub of the home. The kitchen is fitted with modern appliances with the convenience of a pantry, overhead cupboards and double sink. All three bedrooms within the interior of the home are of a good size, all with shelved alcove/walk in robes while the spacious main bedroom also boasts a private ensuite with garden views.
From the heart of the home, open your sliding doors and make use of a fabulous, paved area that wraps around the property, with an undercover patio perfect for alfresco family dinners, BBQs and play space for the little

Price	SOLD for $680,000
Property Type	Residential
Property ID	30987
Land Area	725 m2

Agent Details

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ones where you can extend your outdoor living beyond the summer months. The hero of this home, however, is all the extra space it brings, offering so many options for the busy family. Aside from the two living areas inside, there is also a detached separate studio with its own private access, serving as either a huge fourth bedroom, teenagers retreat, artist's studio or hobby room.

The huge back yard features raised beds, palm trees and a huge, elevated area just waiting for the next owners to add their own touches - a blank canvas easily large enough for a trampoline, swings set or even a swimming pool, home extension or subdivision – you are only limited by your imagination here!

Just moments from parks, quality schools and Beechboro Shopping Centre, with Morley Galleria just 10 minutes away, plus easy access to Reid Highway and public transport, this is an opportunity you do not want to miss!

Features include:
Four bedrooms
Main bedroom with walk in robes, ensuite
Second bedroom with walk in robes
Fourth bedroom/studio – teenage retreat/hobby room
Tiled open plan living/kitchen/dining areas
Kitchen features overhead cupboards, double sink, pantry, built in oven
Separate living area
Double carport
Huge undercover patio/alfresco area plus raised garden
Separate family bathroom /laundry
Good sized elevated backyard
Timber style flooring
Reverse cycle split system air-conditioning in living room and detached studio
Garden shed

Location (approx. distances):

Ottawa Park 600m
Beechboro Primary 1.2km
Beechboro Shopping Centre 1.2km
West Beechboro 1.4km
Kiara College 2.0km
Beechboro Memorial Park 2.4km
Morely Galleria 7.1km
Chisholm Catholic College 7.5km

For expressions of interest, please contact Ahsan Mustafa at ahsan@xceedre.com.au or phone 0420 270 173 for additional details.

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