



#### Amenities

- 2 Garage

## Ideal investment or Future Redevelopment - R2 zoning; 623sqm

\$1,260,000

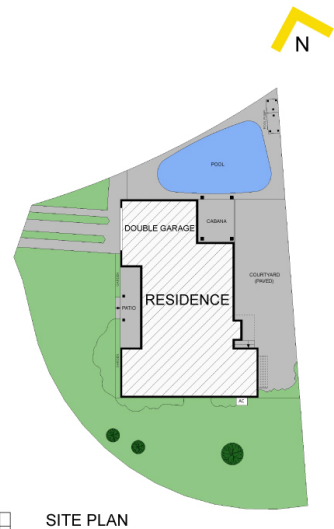
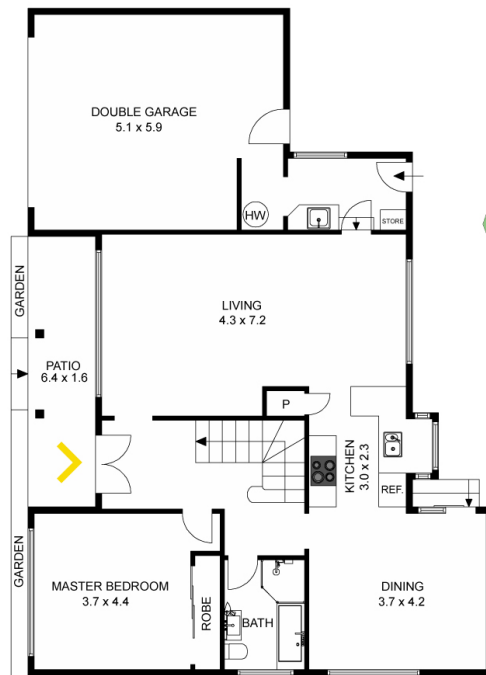
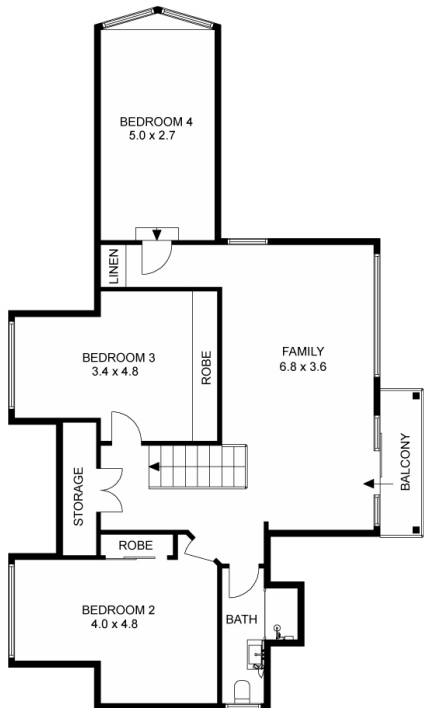
With scope to maintain as an investment or for possible redevelopment as a duplex site (STCA), this clean and clear level block has two street frontage, with a 32m frontage comprising a total area of 623sqm (approx), has effective R2 zoning and is located in a prestigious area close to Southgate Shopping Centre, waterways, local shops and schools.

The current family home features ducted air-con and polished timber floors throughout. The spacious living room is complemented by the four year old fully appointed kitchen and separate dining room which easily flows out to the large paved yard and sparkling in-ground pool. The master bedroom and full bathroom are also located on the entry level. Upstairs is an additional spacious family room with a balcony, three bedrooms, where one could make an ideal study, as well as another bathroom. The large double garage with adjoining laundry has plenty of extra storage and completes the package.

RATES: \$525/QTR, WATER: \$175/QTR EST,  
Land Size: 23.1m x 35.8m x 34.5m. Total 623sqm approx.

- + Modern four bedroom home with pool, lock-up garage
- + Good potential for excellent rental return
- + Zoning R2, FSR .55:1 = Potential Gross Floor Area 345sqm
- + Permissible use S.T.C.A. – dual occupancy/duplex
- + Level block, sunny aspect, easement free
- + Nearby Southgate Shops, waterways and schools

INSPECTION BY APPOINTMENT



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

124 BELGRAVE ESPLANADE, SYLVANIA WATERS

