







POTENTIAL PLUS!

If you've been searching for some bricks and mortar of your own to get into the property market, or a savvy investment, this is an outstanding opportunity.

Originally part of the Woodside Army Barracks, these homes were built to last. Of brick construction sited on a generous 660sqms, this home is extremely fortunate to also be backing onto a stunning reserve of walking trails and mature trees.

With 3 bedrooms, all with built in robes, bathroom with bath and separate toilet, two living rooms and ample storage spaces, it's a floorplan that is unique and functions very well.

The kitchen is not only practical, with spacious pantry and room for a large fridge, the beauty of the reserve is really captured from its' window, as is the opportunity to keep a watchful eye over backyard activities if the kids are at play.

With ceiling fans and a 7 outlet Reverse Cycle ducted air-conditioning system, the home is well prepared for any cool or warm weather.

A massive electric hot water system is also cost and energy saving, only

3 1 1 660m2

Price	SOLD for $461,000
Property Type	Residential
Property ID	45
Land Area	660 m2

AGENT DETAILS

Nina Bidgood - 0419 201 600

OFFICE DETAILS

Hahndorf Real Estate
0419 201 600

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heating the water required at the time of use.

There's undercover parking for one vehicle, but worth noting there is a secondary curb side provision for a second driveway for vehicle parking, if required.

A clever storage shed, divided into two, is a space to let your imagination go wild! There's potential to remove the internal wall and create one room, utilising the extremely high pitched ceilings, large enough for loft storage / funky home office or many more clever uses.

Take inspiration from all the activity happening in the area around this home, let your creativity flow as this home is the perfect canvas to adapt as you wish.... Paint the brick? Clad it in weatherboard? Or keep it as a lovely home for what it currently is. There are so many options, inspection a must to appreciate!

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