



18 Wendourie Parade, Austins Ferry

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Endless Possibilities - House and Unit – Dual Income

FOR SALE

Offers In the \$800,000's

AGENTS

Gary Cooley
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AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

This very well presented 3-bedroom home has everything to accommodate a large extended family requiring extra space. A further bonus is the separate two-bedroom unit suitable for teenagers wanting a level of independence, further accommodation for visiting family and friends or as extra income.

Located in a quiet cul de sac in popular Austins Ferry with views to the Derwent River and the surrounding hills.

This property offers many options for family living - the main dwelling consists of a large open plan living room with adjoining stylish modern kitchen and dining area all accessing sun filled deck areas. Three generous size bedrooms, all with built-in robes, family bathroom complete with separate shower, vanity, w/c and spa room. Access to a laundry and powder room from the kitchen, the back porch leads out to a private courtyard with access to a huge rumpus room/entertaining room.

The separate fully self-contained unit features open plan living room/kitchen, two bedrooms, bathroom, small sun deck and private courtyard.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Surrounded by an established garden, on a 1,197 sqm level block with large 2 car garage, separate workshop, garden shed and extra parking for cars, boat, or caravan.

All together a flexible package for the extended family or a rare dual income opportunity for the astute investor.

Your early inspection is recommended, for further details contact Gary Cooley on 0412 522 964 or gcooley@ljhpinnacle.com.au

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	HSJ1F
Property Type	House
House Size	163 m2
Land Area	1197 m2
Including	Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

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