



Bass Hill, 88 Clarke Street

Lucky Number 88 - Parkside Potential in a Premier Position

Perfectly positioned at the high end of a sought-after street and nestled beside a tranquil park, No. 88 offers a rare opportunity in one of the area's most popular pockets. Offered for the first time in over 60 years, and now a deceased estate, the property is set on a generous 575.4sqm block with a wide 15.65m frontage (approx.). This property presents an ideal canvas for developers, renovators, or families looking to build their dream home (S.T.C.A).

Boasting duplex development potential (S.T.C.A) the home is well-appointed for immediate comfort with scope to add value over time.

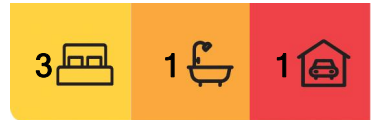
Property Features:

- Positioned on a 575.4sqm block with 15.65m frontage (approx.)



Disclaimer: 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.



For Sale
Sold at Auction

View
ljhooker.com.au/10M9F8E

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- Exceptional location next to parkland and within a desirable, tightly held neighbourhood
- Three generous bedrooms
- Full bathroom with bathtub plus an additional toilet
- Internal laundry with second toilet
- Single lock-up garage plus additional carport
- Expansive backyard perfect for entertaining or future development

Location Highlights:

- Next to parkland - Direct access to Neville Reserve
- 2.5kms (approx.) to Yagoona Train Station - Easy access to city and suburbs
- 2.1kms (approx.) to Bass Hill Plaza - Walk to everyday conveniences
- 700m (approx.) to Bass Hill Public School, 1.5kms (approx.) to Georges Hall Public School, 2.5kms (approx.) to St Mary's Catholic Primary School - Great local schooling options
- Short drive to major shopping centres and arterial roads

Whether you're looking to capitalise on the duplex potential or create your forever home, this rare offering combines lifestyle, location, and limitless possibilities.

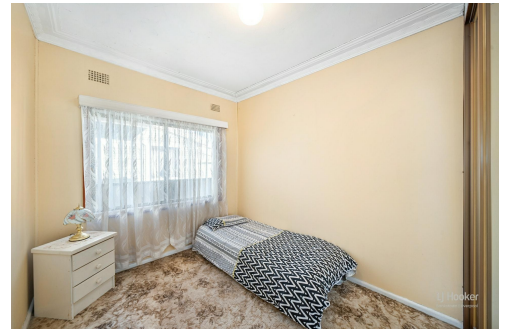
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More About this Property

Property ID	10M9F8E
Property Type	House
Land Area	575.4 m2
Including	Alarm Secure Parking

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