



Braitling, 86 Dixon Road

Great New Price

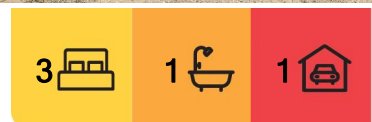
Unlock the Potential of this Solid Home in a Sought- After Locale. With a great floor plan, a large 868m2 block, and a desirable location, this well-built, clay brick home has all the ingredients for a modern renovation. Rented from new, this solid home is ready for revitalisation and is a great opportunity to add value to a property in a good location.

- Solid home on large 868m2 block in sought-after locale
- Renovations needed & opportunity to modernise & add value
- 3 beds with BIR, two-way bathroom with bath, separate WC
- Spacious lounge & dining area + family, meals, kitchen area
- Carport with storeroom & drive-through access to the yard
- Great location close to schools, dining, 5 mins to town centre
- Worst house, best street, golden opportunity for the savvy buyer

The generous floorplan features lots of living space with a casual open-plan living and



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For Sale
Please Call

View
ljhooker.com.au/2C5UFD5

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meals area, a central kitchen, and a formal dining and lounge room. The main bedroom has direct access to the two-way bathroom with a separate bath and shower, with two minor bedrooms, a separate toilet, and laundry room completing the layout.

Features include solar hot water, evaporative cooling, ceiling fans, Crimsafe screens on the windows, and a carport and storeroom under the main roof with drive-through access to the yard.

With a huge rear yard, you have plenty of flexible options to maximise the space by adding a pool, a garage, or a granny flat for family or extra income. And if you just want space for a garden and for the kids and dog to run around, there's plenty of that in this fully fenced yard.

Located in a sought-after neighbourhood, this home is a short walk to Braitling Primary School, preschool, and the popular Sammy's Pizza Bar with kid's adventure playground, great for those Friday nights when you don't feel like cooking.

If you're looking for a project, then you will want to put this undercapitalised property in a great location on your must-see list. Call the Dom. Miller to book an inspection.

More About this Property

Property ID	2C5UFD5
Property Type	House
Land Area	868 m ²
Including	Ensuite Toilets (1)

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