






46 Bloomfield Crescent, Elizabeth Downs

Good Land Size and Great Location!

This attractive, tidy 3-bedroom home is ideally situated in a quiet neighbourhood, with easy access to public transport, and just a three-minute drive to the Munno Para Shopping Centre.

Newly decorated to a high standard, and live-in ready, 46 Bloomfield might suit:

- first home buyers and growing families. The property is ready to move in, but has scope for further upgrade or extension, taking advantage of the large back garden.
- investors looking for a low-maintenance rent-ready property with the estimated rental income of approx. \$520.00 per week.
- investors looking to subdivide subject to the relevant consents & approvals with the land size being approx. 728m² in total.
- Allotment dimensions are approximate and are as follows.
- Frontage width of 19.5m, Rear width of 20.7m, Side lengths 38m approx. each side.
- There are also no easements or encumbrances listed on title.
- Please see certificate of title attached to photo gallery for further information and specific allotment dimensions, Allotment number on site plan is 773.

3  1  3 

FOR SALE

Please Call

AGENTS

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James Frencken
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AGENCY

LJ Hooker Craigmore | Elizabeth |
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(08) 8255 9555

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**

This much-loved property has been in the same family for 63 years (since it was built). It retains its original lay-out, including the kitchen and large lounge/diner.

The property features:

- Land size is approx. 728m²
- No easements or encumbrances on title.
- Frontage approx. 19.5m
- New carpets in the lounge, and bedrooms 2 and 3
- New vinyl flooring through hall, kitchen, laundry and toilet
- Built-in-robos in bedrooms 1 and 2 with drawers, shelving and hanging spaces
- New blinds throughout, most day/night
- Refurbished flyscreens throughout
- New electric stove
- New vanity bathroom unit
- Reverse-cycle air conditioning in lounge
- Garage with lighting, workbench, shelving, and mechanic's pit
- Drive through to garage; car parking 3 - 4
- Monitored alarm system for house and garage
- Security lights and window locks throughout
- Smoke detectors
- NBN connected

Bus Stop 77 is just around the corner, affording regular and easy access to Munno Para Shopping Centre and amenities, to Elizabeth Town Centre, and the City.

Schools within a kilometre include Blakeview Pre-school, Blakeview Primary School, Elizabeth Downs Primary School, Craigmore High School, and Trinity College.

Don't miss out on this excellent opportunities! Contact Corey Voss today!

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID	68GRFDC
Property Type	House
Land Area	728 m ²

Corey Voss 0412 262 180

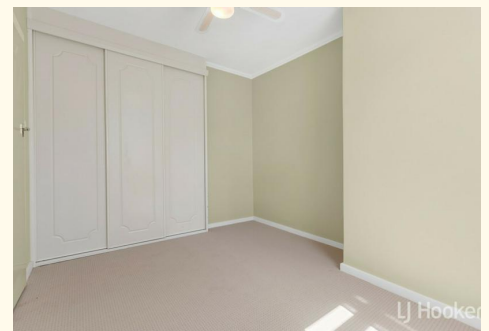
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	96m ²	139m² TOTAL
Shed	36m ²	
Porch	07m ²	

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