



206 Tillyard Drive, Fraser

Two Homes in One!

Opportunities to buy a house and instant investment to supplement your mortgage or to future proof your family seldom come. Don't miss this one.

Multi generation living or a high yielding investment. Offering exceptional flexibility and value this property features a four bedroom home and a separate self-contained two bedroom flat. Ideal to live in one and rent the other or accommodate your growing family.

Set on a generous 1020sqm block and surrounded by private and established gardens this home successfully combines space, comfort and versatility all with conveniences of schools, shops and transport links close by.

The main house has a thoughtful lay out with multiple living areas. Timber flooring runs through the whole home, while all bedrooms have robes, the master has use of its own ensuite.

The flat is the ultimate in flexible living, adapting to your needs. Featuring two bedrooms with built in robes, open living and kitchen and a generous bathroom and laundry. Both dwellings have solar.

Located moments from Fraser Primary, Kippax Fair, local parks and

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FOR SALE
Auction

AGENTS

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AGENCY

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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**

reserve. You'll enjoy the convenience of quality living.

- Four bedroom family home
- Two bedroom self-contained flat
- Lounge and dining with fireplace
- Kitchen and meals
- Master bedroom with ensuite
- All bedrooms with built in robes
- Timber flooring through living and bedrooms
- Split system air conditioning
- Ducted electric heating and cooling
- Solar panels 3kw
- Double garage
- Irrigated front lawn and landscaped gardens
- Opposite park and close to reserve and Bicentennial Trail
- Close to Fraser Primary school, local shops and transport

Rental appraisal House: \$830 - \$850 p.w.

Rental appraisal Flat: \$520 - \$550 p.w.

Build Year: 1976

Land Size: 1020 sqm

House Size: 144 sqm

Flat size: 66 sqm

Garage Size: 40 sqm

EER: 0

Rates: \$3,159 p.a.

Land Tax: \$5,649 p.a. (investors only)

Unimproved Land Value: \$465,000

Disclaimer:

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MORE DETAILS

Property ID	HNV0EF8H
Property Type	House
House Size	250 m2
Land Area	1021 m2
Including	Air Conditioning Ducted Heating Built-in-Robes Solar Panels

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