



57 Balfour Crescent, Highland Park

## RENOVATORS DELIGHT... JUST ADD THE SPARKLE!

Inspections by appointment.

In Highland Park, this fantastic two-storey family home just needs a bit of love —paint, carpet etc —to give it some sparkle! With four good bedrooms, two bathrooms, good kitchen with gas and family room, separate living and office space this home of 346m<sup>2</sup> really is spacious. Ideal for the family who loves the outdoors, the two covered entertainment areas provide wonderful space. The kids will love the waterslide which is an added attraction to the beautiful IG pool with covered shade sail and plenty of grassed area. 200m to public transport and a short stroll to local shops with cafes, restaurants, amazing takeaway options - and a short stroll to William Duncan Primary School, day care and medical centre. Simply add your personal touch to this beauty and you will reap the rewards. There is room for 7 car parks —access for a boat or caravan, a cubby house to keep the kids happy and ducted air downstairs.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Doogan Real Estate Pty Ltd as trustee for Doogan Family

4 2 7

**FOR SALE**  
Offers Over \$1,195,000

**VIEW**  
By Appointment

**AGENTS**  
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Dean McMurtrie  
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**AGENCY**  
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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

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## MORE DETAILS

Property ID	5HPAF41
Property Type	House
Land Area	940 m2
Including	Pool Outdoor Entertaining Built-in-Robes

### Jane Doogan 0413 872 972

Sales Specialist | L.R.E.A. | Independent Contractor |  
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### Dean McMurtrie 0414 444 779

Sales Specialist to Jane Doogan Independent Contractor |  
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57 BALFOUR CRESCENT, HIGHLAND PARK

 4  2  2

Internal: 229m<sup>2</sup> | External: 117m<sup>2</sup> | Total: 346m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

