



Maylands, 28 Frederick Street

A DREAM LOCATION PACKED WITH POTENTIAL

3 1 2

****OPEN CANCELLED, APOLOGIES FOR ANY INCONVENIENCE****

Built in 1905, this three-bedroom villa in the much sought after suburb of Maylands offers a rare opportunity to create your dream home.

On an allotment size of 470sqm approximately in an area that offers both charm and a great lifestyle don't miss out on this chance to invest in your future.

- Features you will love:
- * 3 generous sized bedrooms
 - * Large formal lounge
 - * Second living area with ceiling fan and combustion heater
 - * Dining room with gas heating
 - * Timber kitchen with 90cm gas cook top and ample storage



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
\$1,250,000 - \$1,350,000

View
ljhooker.com.au/2BCKGJU

Contact
Bruno Caporella
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brunoc@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

- * Ducted evaporative cooling
- * Workshop/garage with cellar
- * Secure undercover parking
- * Decorative ceiling roses

Located in close proximity to Norwood Parade and the CBD you will be spoilt for choice of schools, shopping and dining.

Don't hesitate, enquire today.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

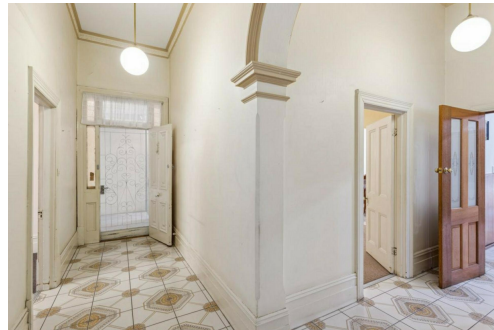
RLA 208516

More About this Property

Property ID	2BCKGJU
Property Type	House
House Size	165 m2
Land Area	470 m2
Including	Evaporative Cooling Secure Parking

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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