



Thirlmere, 28 Westbourne Avenue

Small family home on Large 1,821m2 block

This is a unique chance buy a large parcel of land on 1,821m2 with a street frontage of 20m, the 3-bedroom brick veneer home is positioned as far forward as possible on the set back maximising space in the remainder of the block. Zone R2 Low density residential the zoning allows for minimum land size of 700m2 with council consent. The land is 100% usable level land with only small shedding in the rear of the property and fruit trees at the very rear of the property. The home represents the classic 3-bedroom brick veneer the kitchen and bathroom are dated however in reasonable usable condition, the generous living areas include formal dining, family room adjacent to kitchen and separate lounge area including a bar. At the back of the home you have a large under cover alfresco area, allowing undercover access to laundry, double garage and storage area. The property is idea for the buyer looking to invest in the future with options presented due to the large size of the land and excellent georgical position close to the cottage style shopping precinct of Thirlmere. Home buyers (family first home buyers), investors and developers/builders will all have benefits to buying this property. A short distance to shops,



For Sale
\$980,000 - \$1,030,000

View
ljhooker.com.au/4BWHV8

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public schools and a pleasant 5-minute drive to the historic township of Picton including restaurants, cafes and taverns. This old-world charm cottage is simply delightful, for many these styles of homes are a must and are difficult to find.

See attached a short video showcasing the history and charm of the Thirlmere cottage township.

More About this Property

| | |
|----------------------|---------|
| Property ID | 4BWHV8 |
| Property Type | House |
| Land Area | 1821 m2 |

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