



40 Shandon Road, Vauxhall




## Practical Family Living with Superb Views!

Homes like this don't come up often - positioned in sought-after Vauxhall and tucked away on tightly held Shandon Road, this substantial 270m<sup>2</sup> brick home delivers space, flexibility, and stunning harbour-to-city views that will stop you in your tracks.

Step inside & head straight to the heart of the home - a light-filled kitchen, dining, and living area that flows effortlessly to a sun-drenched balcony with those outstanding views. Morning coffee, evening wine, or simply soaking in the view... this is what it's all about.

With four bedrooms, two bathrooms, and multiple living zones across three levels, there's room here for growing families and all of your guests. Downstairs is where things get interesting - A large bedroom, bathroom, kitchenette + living space, the ideal space for extended family. The bottom level is home to a massive rumpus room - perfect for a media room, games zone, or the ultimate kids' retreat.

Double internal-access garage + off-street parking seals the deal. Set on a 633m<sup>2</sup> section in one of the area's most desirable pockets, this is serious real estate - and we recommend your inspection today!

4  2  2 

### FOR SALE

Enquiries Over \$899,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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 **LJ Hooker**

## MORE DETAILS

Property ID 3R1AGDS  
Property Type House  
Land Area 632 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

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