



Victoria Point, 4 Raven Street

EXCEPTIONAL HOME WITH SO MUCH TO OFFER

Are you looking for a property that offers you the block size to put your own ideas and plans together? Then this is the address for you!

For the keen investors, this property offers you an amazing opportunity to maximize your return. With the opportunity for dual rent (upstairs/downstairs), even more space at the rear for an additional dwelling (STC approval) and the added potential to develop the land as a subdivision or battleaxe, this property will be a worthwhile investment.

This home includes superb interior styling and is filled with lots of natural light. It features solid timber flooring, modern vinyl flooring, a stunning newly fitted kitchen, a new second bathroom, excellent lighting throughout, and a warm homely appeal.

Upstairs:

*Two generous living areas with large windows, timber floors, air conditioning, and ceiling



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.

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For Sale

Offer Over \$1,100,000

View

ljhooker.com.au/BT14F2S

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fans.

*Sleek, modern kitchen with stone countertops, tiled splash-backs, quality appliances, a corner pantry, and soft-close drawers.

*Three bedrooms with timber floors, inbuilt robes and ceiling fans; the master bedroom also has air conditioning.

* Main bathroom with a bath, shower, and sink, plus a separate toilet room.

*Hallway with a linen cupboard for additional storage.

*Rear decked entertainment area with a built-in jacuzzi and ceiling fans, perfect for relaxing or hosting guests.

Downstairs:

*Timber staircase with a storage room beneath.

*A welcoming entrance porch area.

*Spacious rumpus room with modern flooring, air conditioning, and sliding doors opening to a front patio area.

*Two generously sized bedrooms with built-in robes.

*Stylish, modern bathroom with a sliding barn door.

*Access to the garages and laundry area with remote-controlled garage doors.

The 6.2m wide side access is ideal for storing caravans, boats, or other vehicles, and the large, level backyard offers plenty of room for a shed, pool, or landscaping projects.

Three garages with roller doors, one offers drive through access to the rear yard.

Additional features include solar hot water, a tiled roof, full fencing for added privacy and security. This home offers everything a growing family needs with plenty of room to customize and develop for the future.

Look out for the Open Home dates and times, or call to arrange a private inspection.

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More About this Property

Property ID	BT14F2S
Property Type	House
Land Area	931 m2
Including	Air Conditioning Outdoor Entertaining

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Independent Contractor - Walkitoff Pty Ltd | pjackson@ljhpropertycentre.com.au

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