

# 1 Tavistock Court, Hamlyn Heights, Vic 3215

## House For Sale

Saturday, 4 May 2024



1 Tavistock Court, Hamlyn Heights, Vic 3215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 653 m2**

**Type: House**



Ross Bywater  
1300853857

**\$650,000 - \$710,000**

Spacious family home on corner allotment of approximately 653m<sup>2</sup>. With expansive rear yard, garaging, and carport access off a quiet court, great potential to add value through renovation or subdivision S.T.C.A. Features include:

- Semi open plan kitchen/family living with opportunity to reconfigure and open more fully incorporating large sunroom at rear of home
- Spacious master bedroom bathed in morning light, walk in robe and ensuite
- Second living off entry hall with dining space currently used as home office. Wall heater and SS A/C
- 3 further bedrooms, all with built in robes, family bathroom with separate WC and laundry access to yard
- Heaps of storage spaces both inside and outside, double garage, big workshop, and carport, ideal for car enthusiasts, tradies, boat, caravan, trailer storage
- Less than 5 minutes' drive to ring road and local Vines Road IGA supermarket and shops
- Plenty of good primary and senior schools (public and private) close by too
- Currently tenanted to October 2024, great long-term renter happy to stay on or vacate after 5th Oct. Current rent \$445/wk. Potential future rent \$550-\$600/wk
- Call Ross Bywater 0457 888 113 to arrange a private inspection

With Hamlyn Heights becoming increasingly in demand and priced accordingly, this may be your opportunity to break into this often out of budget suburb. Call now to inspect! If you are a property investor or looking to invest in property, contact Ted Arthurson to discuss your investment needs. Ted has been in real estate for over 10 years and continues to assist property investors on a daily basis to achieve their property investment goals – ted@releasepm.com.au or 0400 246 566