

# 13 Clangula Court, Endeavour Hills, Vic 3802



## Sold House

Friday, 3 November 2023

13 Clangula Court, Endeavour Hills, Vic 3802

Bedrooms: 4

Bathrooms: 1

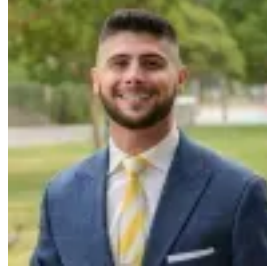
Parkings: 4

Area: 742 m2

Type: House



Ben Jusufi  
0397949889



Mo Zeitouneh  
0397949889

**\$700,000**

Ray White proudly presents this lovely family home situated on 742m<sup>2</sup> of prime soil, ideal for first home buyers, astute investors and buyers looking to be nestled in a highly sought-after pocket of Endeavour Hills. For all savvy investors/developers out there, this beauty offers unlimited potential. You can choose to retain the existing home and build another dwelling in the rear or demolish the existing home and build multiple units STCA of course, all minutes away from all the suburb has to offer to lucky residents. For savvy investors out there, this home is currently tenanted on a month to month basis of \$1,803 (PCM) Offering 3 good-sized bedrooms with built-in robes and a 4th bedroom/studio detached to the home. There is a spacious family room offering plenty of natural sunlight, and a separate dining/meals which can be converted to a second lounge area which is adjacent to the lovely kitchen equipped with a gas cooking, stainless steel appliances, tiled splashback and an abundance of cupboard space all situated on floating floorboards. The main renovated bathroom and laundry make up the interior of this wonderful home. Entertaining comes easy with a large rear yard, perfect for you to host family and friends and so much space for recreation. Outside there's plenty of parking with a long driveway to accommodate many vehicles, a trailer or even a caravan. Features of this home include: Subdivision potential to build a rear dwelling (S.T.C.A), floating floorboards, day & night roller blinds, renovated kitchen and bathroom, gas cooking, studio/4th bedroom in the rear, side access, large rear yard and so much more! Located in one of the most desired little nooks of Endeavour Hills, you are within minutes to St. Paul's Primary School, Chalcot Lodge Primary School, Endeavour Hills Shopping Centre, freeway access, public transport, a plethora of Green reserves and Kids Playgrounds, also a host of businesses and eateries that Endeavour Hills has to offer to its lucky residents. Do not miss out on this excellent opportunity! Call Ben Jusufi 0406 026 542 or Mo Zeitouneh on 0413 055 959 for any further information! PLEASE NOTE:- Photo ID required at all open for inspections.- All information contained therein is gathered from relevant third-party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.