

**82 Emma Street, Carrum, Vic 3197**



**Sold House**

Friday, 11 August 2023

82 Emma Street, Carrum, Vic 3197

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 450 m2

Type: House

**\$760,000**

OPEN FOR INSPECTION 10 - 10:30AM AUCTION 10:30AM Exciting Value Add Opportunity!!! Anyone looking for a solid start with potential to explore will be tempted by the exciting opportunity offered here. Situated on 450sqm (approx) just a few doors from Kananook Creek, this comfortable home is an affordable chance to value-add in a very popular family neighbourhood. With an accessible single level layout, the cream brick home features a well-sized living and dining room offering both a heater and air-conditioner and flowing around to meet the practical kitchen which has been lifted by subway tiles, induction hot plates and electric oven. Down the hall, the three bedrooms offer contemporary carpet and share the central bathroom plus a separate WC, while the proper laundry gives access out to the established garden which enjoys the afternoon and evening sunshine. The master bedroom also includes a reverse cycle split system. An opening that will appeal to young families, investors and renovators, there is the option to update the existing accommodation then possibly extend forwards, backwards or even upwards as your needs and family grow, instead you may choose to clear the block and start afresh with the contemporary home of your dreams (all STCA). Around the corner from bus stops and with Patterson River Secondary College just five minutes away on foot, this locale is within easy reach of the primary school, station & shops and a quick trip to gorgeous beaches.