



## 10 Penrock Pde, Labrador



### DEVELOPMENT & INVESTMENT OPPORTUNITIES

Penrock Parade, Labrador is a quiet and peaceful street of only 11 owner occupied family homes, ideally located high up in the favoured north eastern corner of Labrador and only a short walk to the Broadwater, shopping centres, cafés, restaurants, schools and public transport.

The first time offered in 16 years, number 10 Penrock Parade is a spacious, well designed, light filled and airy two level brick and tile older style family home on a 586m2 north facing block on the high side of the road.

Featuring polished timber floors throughout, open plan kitchen, living/dining room with air conditioning and the benefit of downlights and ceiling fans in all rooms, this is a very pleasant and comfortable home. The upper level is accessed by timber stairs leading from the tiled entry level vestibule.

There are three bedrooms plus a study/office or fourth bedroom, bathroom, separate toilet, laundry and a very large lock up double garage with plenty of room for a workshop or camper van.

As a result of this home's elevated position there are lovely open views and cooling breezes provided to the upper level. The large master bedroom features a covered tiled verandah with pleasant views of the surrounding gardens and treetops.

The gardens are very well maintained with a large lawned back yard and raised vegetable/garden beds. This area offers scope to enhance with the addition of a timber deck accessed from directly from the house adding to the lifestyle opportunities that this unique property presents.

The property is in the medium density zone and the plot size of 586m2 and the site configuration allow for a wide range of development and investment opportunities including subdivision into two separate titled lots. There is potential opportunity to develop into a multi-level duplex with a proposed subdivision plan prepared by a surveyor available on request.

Please contact

3 1 2 586 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1305
<b>Land Area</b>	586 m2

### Agent Details

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