



13-15 Budgerigar Street, **Green Valley**

3 1 1

Plans drawn for two lot subdivision

This well cared for three bedroom house is located in a quiet cul de sac surrounded by quality family homes. The house features two spacious living areas, a large pergola area, on a 849m2 block of land, within walking distance to shops, multiple schools and the T Way. The owners have drawn plans for a two lot subdivision, allowing the existing house to stay with an additional home at the rear.

- . Three generous bedrooms, all with built in robes
- . Large tiled lounge room with split system air conditioner
- . Open plan timber kitchen with gas cooking and dining room leading to pergola area
- . Three way bathroom with ensuite access to main bedroom
- . Huge 849m2 block of land, R3 zoning, and sewer line at the front. Backyard is clear of any easements.
- . Plans drawn for a DA for subdivision and second house to be built at the rear
- . Current rental return of \$450 per week.

848.9 sqm

\$880,000

ID# 11626130279



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