



Lot 9 Kirkstall Close, **Garfield**

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Opportunity Calls!

Awaiting some love is this inviting 4 bedroom family home positioned on a large (yet to be titled) 1000m2 approx. allotment. Upon arrival you will notice beautiful wooden fretwork, large bay windows and glass led light doors. The home comprises; master bedroom with ensuite and WIR, remaining bedrooms all with BIR's, bathroom with separate toilet and rumpus room/2nd living. The spacious living area boasts a charming exposed brick wall with open fire place and built in shelving for both practicality and year round comfort. The light filled open plan kitchen/dining area includes a dishwasher, electric stove with gas hotplates, gas central heating and Coonara Wood heater. The north facing under roofline entertaining area with a spacious blank canvas yard, has potential for both garage and shed, and awaits your creative transformation. Not to mention close proximity to the local kindergarten and only a short drive to the primary school, train station and growing CBD of the sought after town of Garfield, this rare opportunity won't last long!

1,000 sqm

\$475,000

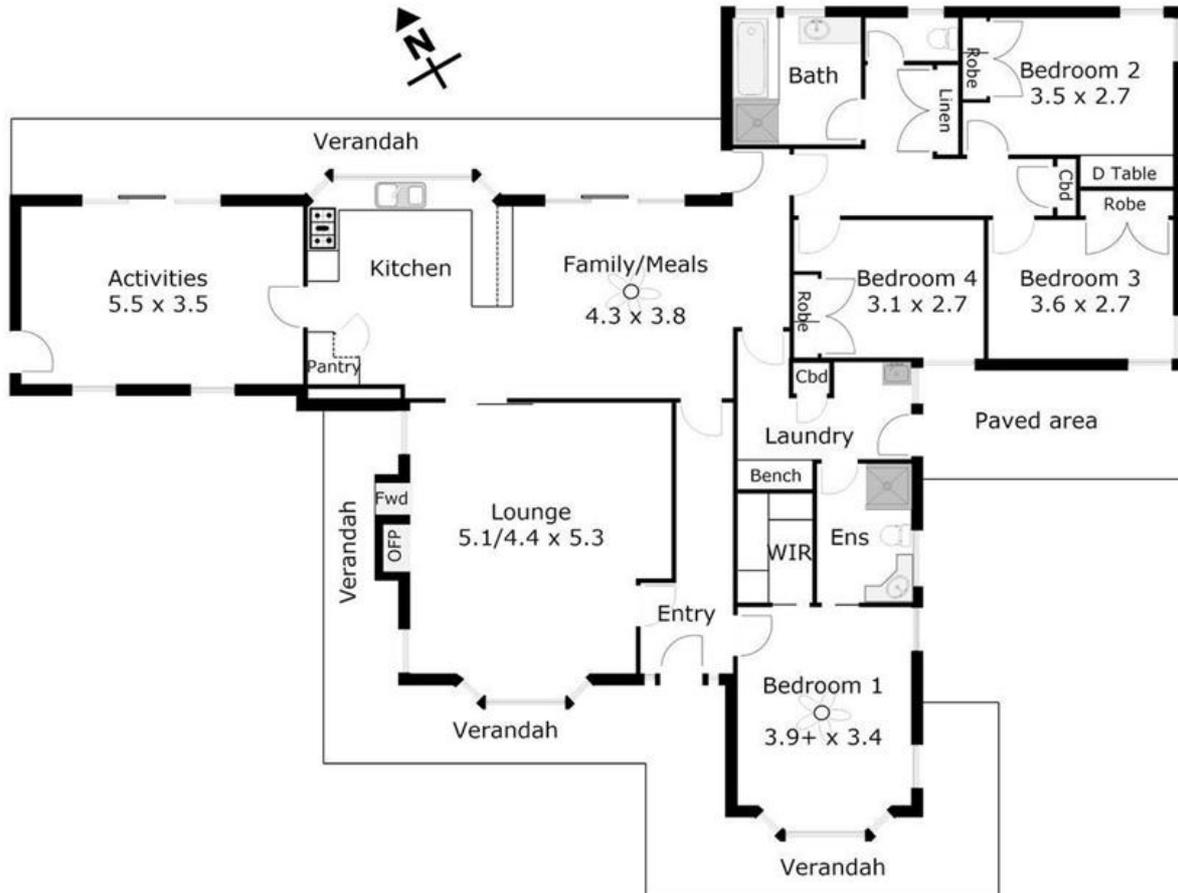
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Stuart Brock
0407 610 700

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Although every care has been taken in the preparation of this plan we shall not be liable for any misdescription in area or measurements and purchasers should make their own enquiries to ensure the accuracy of the information provided.