









## Solid Gold Investment Opportunity

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Rarely does an opportunity like this become available in such a coveted location. Unit 1 and 2 are to be sold as one parcel, so there is the exciting possibility of living in one unit and using the other to bring in rental income or as extended family accommodation. Or perhaps, given the substantial 1086m2 block of land, you might prefer to develop to your own requirements - either way you are spoiled for choice.

Set in low maintenance gardens, Unit 1 occupies the larger part of the block and is surprisingly spacious inside. Everywhere you look, quality abounds; from the hardwood floors, quality carpets, ducted heating and split system air conditioning, caesarstone counter tops and silhouette blinds. Accommodation includes a large formal sitting room, separate dining room and three generous bedrooms ( master with ensuite and walk in robes). The study is fully fitted with a skylight adding 1 and 2/31 Carramar Avenue



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## 1&2/31 Carramar Avenue, CAMBERWELL SKY DOUBLE GARAGE 7.4×52 DOUBLE GARAGE 56×57 RESIDENCE SKY DRIVEWAY FAMILY / MEALS NO 2 6.2×5.4 (NOT IN POSITION) KITCHEN DRIVEWAY C PWDC BATH BEDROOM L'DRY 30x34 VERANDAH BIR BIR C VERANDAH DINING LDRY 33x38 (3.95n) BEDROOM VERANDAH 3.0 x 3.0 KITCHEN / MEALS LIVING STUDY 4.5 x 5.4 2.4 x 2.3 NO 1 ENTRY DESK RESIDENCE ENS BEDROOM LIVING / DINING SKY 4.5 x 3.2 6.6 x 3.8 BEDROOM GARAGE 4.3 x 3.3 ENTRY 2.8×5.6 0 BATH NO 2 SKY VERANDAH BEDROOM 4.5 x 3.1 NO 1

Disclaimer: The artist impressions and floorplans are indicative only, are not to scale and do not form part of any Contract of Sale. Any dimensions, finishes or specifications depicted are subject to change without notice.

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