



## Perfect Blank Canvas in Popular Suffolk Park

\$1.45M - \$1.55M

Located in the popular suburb of Suffolk Park is this spacious three-bedroom home. On a level block with side lane access, and close to a local park, shop, sports fields and beach. The property is a rare offering as a blank canvas with opportunity to make it your own and increase the value.

The property benefits from three living areas, centred around a large kitchen with walk-in pantry. With over 200m<sup>2</sup> of internal space, there is plenty of room for the family to enjoy.

The three bedrooms are located on one side of the property, away from the main living area.

The main bedroom is at the rear and has an ensuite bathroom and spacious walk-in wardrobe. Bedrooms two and three each have large built-in wardrobes and are conveniently located next to the main bathroom.

The generous, private rear yard is level and family-friendly, with a gate providing direct access to bushland and a park. The large, covered outdoor living means that there is plenty of space to enjoy the outdoors whatever the weather.

Directly opposite the lake with its family and pet friendly path and a walk to the stunning Tallow Beach and popular Suffolk Park shops, tavern and restaurants.

In a quiet, friendly neighbourhood, this could be the perfect start from which to create the family home of your dreams. With exceptional redevelopment potential it also presents a fantastic investment opportunity.

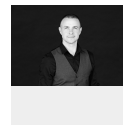
Call now to arrange an inspection.

Council Rates: \$3,434.51 p/a



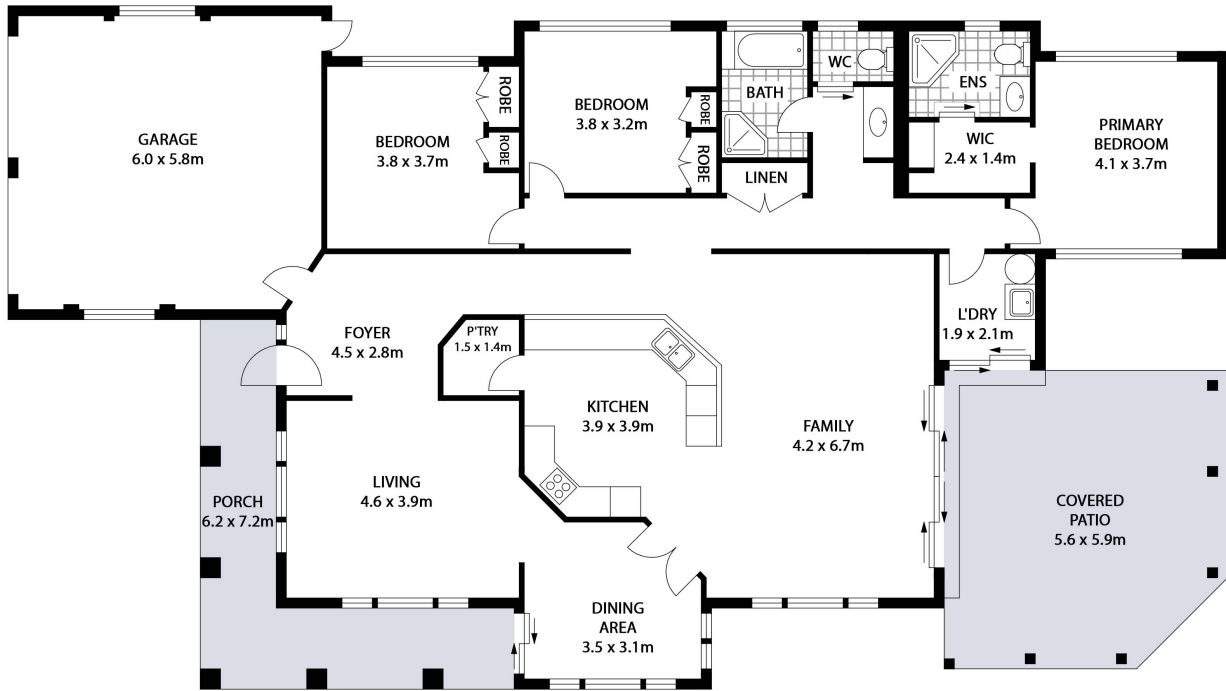
**Su Reynolds**

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Cultural Officer  
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**Luke Elwin**

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**GROUND FLOOR**



**91 BEECH DRIVE, SUFFOLK PARK**  
**INTERNAL: 201m<sup>2</sup> | EXTERNAL: 50m<sup>2</sup>**

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Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Floorplan as illustration only – all figured dimensions approximate – do not scale – no liability accepted

