

## Blue Ribbon Street Opportunity - Full Brick Home with Exciting Potential



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### 69 Flers Avenue, Earlwood

#### Auction - Contact Agent

Set proudly along one of the most desirable and tightly held streets in the suburb this full brick four-bedroom home offers an outstanding opportunity to renovate, extend or rebuild your dream residence (STCA). Positioned on approximately 569sqm of level land it presents the perfect foundation for families, investors or builders looking to secure a foothold in a prime location with strong capital growth potential.

- Four generously sized bedrooms bathed in natural light
- Spacious open plan living and dining area with split-system air conditioning
- Neatly presented bathroom with scope to update or modernise
- Solid full brick construction ideal for future enhancements or rebuild
- Expansive level backyard perfect for entertaining or future landscaping
- Potential to add a second storey and capture panoramic district and city skyline views (STCA)
- Just 80m to the 491 bus stop on Thompson Street

**Property ID:** L36541971

**Property Type:** House

**Garages:** 1

**Land Area:** 569.0 sqm

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- 350m to the 412 bus stop on Prince Edward Avenue
- Only 550m to the scenic Cooks River Walkway, cycle tracks, and local parks
- Set on a generous block of approximately 569sqm with a wide 13.41m frontage and 42.67m depth

An excellent opportunity for those seeking lifestyle, location, and long-term value in a blue ribbon setting.