



Prominent Location - Family Home or Development Opportunity (STCA)



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40 Calthorpe Street, Gisborne

\$980,000 - \$1,050,000

Entrance to the property is via Howey Street

Set on a generous 2,032m² (approx.) allotment with two street frontages, this charming weatherboard home offers versatility, an ideal family residence or potential for unit development (STCA).

The home features three bedrooms (all with built-in robes), a study, and three living areas, including a sitting room with wood heater and French doors opening to a second living space – both showcasing original brick and timber mantels, pine and hardwood floors, and picture rails.

The bright kitchen/meals area flows to an undercover entertaining space, perfect for year-round enjoyment. Additional features include natural gas heating, a small rear deck, and ample vehicle storage with a covered carport, three-car garage, and shed.

The expansive block is enhanced by mature trees and offers plenty of space for outdoor activities. Positioned close to primary and secondary schools, sporting grounds, restaurants, major banks, supermarkets, and medical centres, this property delivers both lifestyle and convenience.

Property ID:	L514512
Property Type:	House
Garages:	3
Land Area:	2032.0 sqm

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*ID required upon inspection.