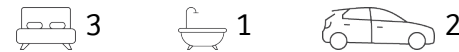




## Cul De Sac Family Treasure



### 35 David Street, Green Point

**Sold**

Welcome to your future home nestled in a peaceful cul-de-sac, bathed in sunlight on a spacious block in Green Point. This charming 3-bedroom brick residence, currently leased, offers both investors and home buyers a delightful lifestyle. Immerse yourself in the comfort of a brand-new kitchen and bathroom, freshly painted walls, and new carpet throughout.

Step outside to discover a vast, fully fenced backyard adorned with serene gardens, providing the perfect retreat for relaxation. Ample storage options await beneath the house, alongside double garaging. Plus, envision the potential for a duplex or granny flat addition (subject to council approval), a rare opportunity in Green Point.

Convenience is at your doorstep with nearby shops, including Aldi, and the waterfront just a short 5-minute stroll away. Adjacent council parkland offers additional space for families to enjoy. Don't miss out on the chance to make this your dream home. Schedule a viewing today and experience the allure of this Green Point gem.

Disclaimer: This website has been prepared for marketing purposes only and may be subject to change without notice. The information and illustrations contained in this website are indicative only and is not to be construed as advice, a recommendation or an offer for the sale or rent of property. Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by Raine &

**Property ID:** L9655262

**Property Type:** House

**Garages:** 2

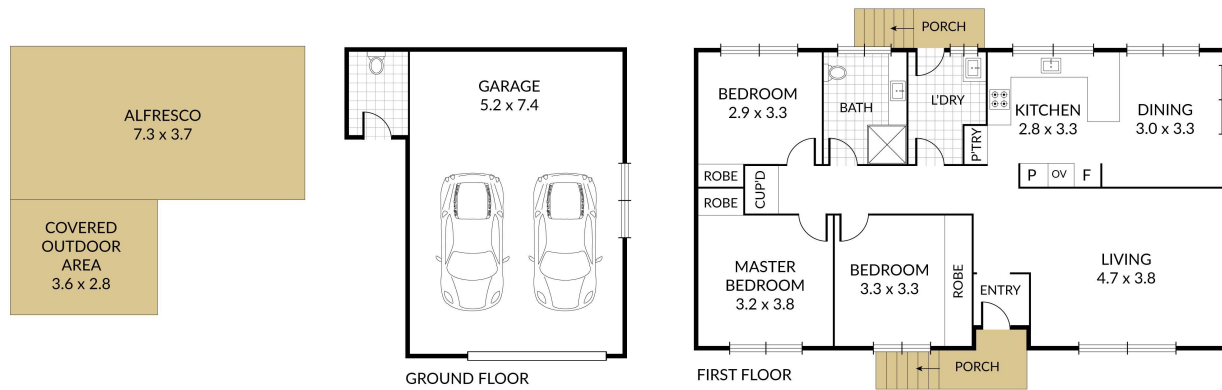
**Land Area:** 875.0 sqm

**David Nichols**

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Horne or its agent, as to the accuracy of the contents. Prospective purchasers and/or tenants should conduct their own investigations into all matters relating to the proposed purchase and/or lease of the property.



Internal 134m<sup>2</sup> External 42m<sup>2</sup> Total 176m<sup>2</sup>

**Disclaimer:** Dimensions are approximate. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations