



74 Peacockes Road, Fitzroy



Sold



The sky's the limit with this 819sqm section, ripe for different development opportunities (pending Council approval), including the possibility of two duplexes equating to four dwellings. Or simply enjoy the existing four-bedroom home plus office, single garage and utility room, ideal for extra accommodation or hobbies. The house benefits from a significant upgrade, including wiring, plumbing, insulation, paintwork and gibbing, flooring and some double glazing. It has DVS, a heatpump, heat transfer, gas infinity hot water and loft storage accessible via a drop-down ladder. A model of efficiency, the modern, double-glazed kitchen has a 900mm dual oven with a gas cook-top, a large rangehood, dishwasher, power in the pantry, stone bench-tops and big sliding windows out to the deck. It opens to a spacious lounge made light and warm through a big double-glazed window. Geared for family living, the home contains four bedrooms, an office nook, a tiled and revamped bathroom, a separate toilet and a tiled and detailed laundry room. The master bedroom boasts tinted double glazing, a walk-in robe and bi-fold doors onto the deck for instant outdoor fare. The high-stud double carport is wheelchair and scooter-friendly thanks to a ramp. There is power for a caravan or motorhome, and a spa, and there is ample off-street parking. The garage is automated and the utility room has power and a TV aerial. A big deck at the front of the home is perfect for summer living. Fruit trees adorn the grounds and children have plenty of room for outdoor games. In a small residential enclave bordered by park and esplanade, the property is close to the hospital, Hamilton Gardens, the CBD and local amenities, which augurs well for its future, either as a new development or a fabulous family nest.



Land area	819 m ²
Floor size	145 m ²
Rates	\$2,683.00



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