



Sold



## 315 Shakespeare Street, Cambridge

Potential Plus! Make your mark! A fantastic place to start your Cambridge journey; this brick home with aluminium joinery is packed with potential. Set amongst well established trees, it's ready and waiting for your interior design modernisation. Rare to find good bones like this just minutes from Leamington shops and across the road from lovely parks. This could be your ideal family home, with room for extended family. Extras include an in-ground Para pool, large garden, fruit trees, external concrete block garaging and outdoor retreat - all adding up to potential plus. Perfect project for those who enjoy adding their own personality. Three bedrooms, 1 bathroom, open plan dining, lounge and kitchen, fireplace (coal or wood) and heat pump, plus separate laundry with exterior access. The outdoor garage has generous extra storage - a man cave or rumpus room? There's plenty of scope here to create your dream space and it comes with its own shower and toilet. This property is just waiting for your touch, and if you're a keen gardener, you'll love the two garden sheds and opportunity to create an outdoor paradise, with generous garden area, an exterior pergola and spa area to plant (spa pool is optional). The approx 120m<sup>2</sup> 1970s home sits on an 895m<sup>2</sup> section (yes it's all yours) and the property is fenced, as is the in ground pool. This home been in the same hands for more than 20 years and the family's change of direction is your opportunity. Located on a tree-lined street, it's just minutes' walk to wonderful open spaces and Leamington community. Don't miss out as projects like this are in hot demand, where you can add almost instant value. For an appointment to view call Tracey Grover, or open homes on Saturday and Sunday from 12-12. 45pm.

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Land area

895 m<sup>2</sup>

Rates

\$2,793.00

