



Sold



## 109 Endeavour Avenue, Flagstaff

With interest rates low and house prices on the rise real estate is now offering the best potential rate of return and future capital gain we've seen in recent times. We're pleased to be able to offer this exciting opportunity to both seasoned investors and those looking to start their property investment portfolio, those looking for an extended family home or perhaps looking to create income stream by living in one and renting the other. Located in Flagstaff and within walking distance to shops park land and Endeavour Primary School you'll find this large appealing 270 square family home built in 1991 along with a second modern brick two bedroom home built in 2017 positioned perfectly on a generous 809 square meter section. The main dwelling contains four bedrooms, bathroom plus ensuite along with a newly renovated separate shower room. Gas central heating and hot water, heat pump, kitchen with a large modern gas cooktop and under bench oven, designer style range hood and two dish draws. A generous family room and dining space along with a second lounge area. Our vendors have recently invested around \$70,000 on improvements including retrofit double glazing, new carpeting, insulation upgrade, kitchen improvements and of course the new shower room. The second dwelling has been very well designed to reflect today modern style of living. Both bedrooms feature an ensuite with heated towel rail and walk in robes along with aerial points. The kitchen is open plan with the dining / living area and a full laundry facility cleverly concealed behind doors. Other noteworthy extras include double glazing, heat pumps, electric cook top & oven and electric hot water. There's plenty of off street parking for both dwellings and the main house come with a large double garage.



**Rateable value** \$850,000  
**Rates** \$4,671.36

