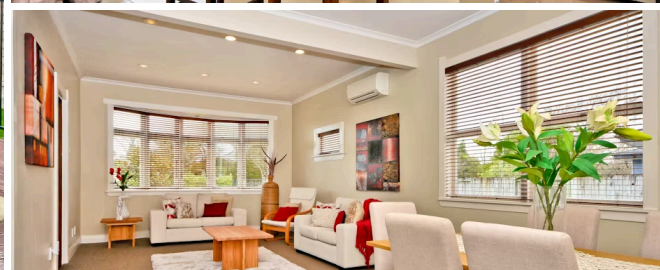


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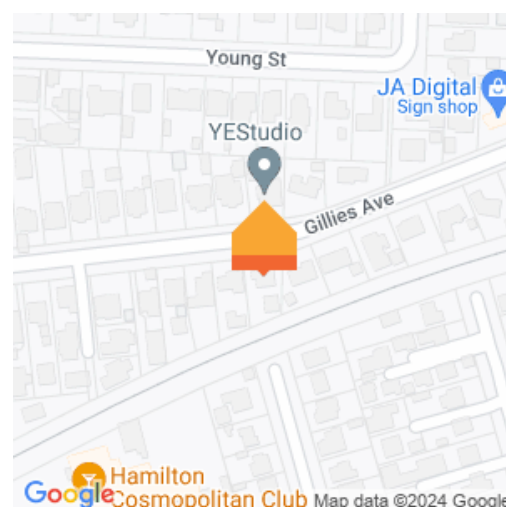


22 Gillies Avenue, Claudelands

3 2 1

Something a little different offering so many options in a great location on a generous family size 746sqm section. The charming bungalow is light and airy with neutral tones and heat pump to ward away the winter chills. Open plan living areas plus a modern socially positioned kitchen opening onto a large deck overlooking the private pool complex. Not only is there a charming character home to enhance but a separate modern studio complete with bathroom and attached garaging ideal for a variety of uses. Throw in a stunning salt water in-ground pool for summer fun and you have the perfect family environment all rolled into one. An easy walk into the city with Claudelands Event Centre, Farmers Market and bars and cafes only a stroll away. Established tree-lined street amongst similar character homes - just a little imagination will transform this appealing home. Top school zones including Boys and Girls High. Call the team today for a private viewing.

Land area	746 m <sup>2</sup>
Rateable value	\$475,000
Rates	\$2,628.01



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