



📍 47 Scott Street, Cambridge

3 bedrooms, 1 bathroom, 1 car space

Looking for a comfortable family home, with potential for further improvement?

Then don't miss this partially renovated high-stud 1940s character home with native timber floors, conveniently situated on a freehold 631 sqm section a short walk to Leamington village shops, services, supermarket and schools, with a park and playground just around the corner. Securely fenced and gated to keep children and animals safe. A new kitchen was installed in 2016, as well as a new separate toilet with hand-basin, new hot water cylinder and new french doors opening to a huge new sundeck with surround seating. The exterior walls, ceilings and under floor were fully insulated in 2016 and a heat pump and new bathroom were added in 2014. Pull-down attic storage. The hard work's done, leaving the rest of the home an open palette for you to add your finishing touches. Currently no garaging but plenty of room for one. Here is your opportunity to own a home with modern features, character and potential, positioned for the sunshine on a decent-sized section in a good location. And the kids will love the treehouse!

Land area	631 m <sup>2</sup>
Floor size	106 m <sup>2</sup>
Rates	\$2,443.00



Contact Tony Mills call free 0800 35 34 34 (text 021 35 34 34) to view.