



## 35 and 35A Glen Lynne Avenue, Queenwood

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Extravagant in size with stacks of space for everyone offering "multi dwelling" where you can call time for the present tenants and move in yourself or install the in-laws. Ideal for extended and blended families with the spacious main house featuring three upper level bedrooms and bathroom while down below offers great flow between a spacious kitchen, lounge and dining stepping to sunny decking. Currently rented including the fully consented and fully self-contained 2016 dwelling featuring two bedrooms 1 bathroom supported by open plan kitchen, dining and living area. A great option for live-in relatives with all the benefits of a like new home incorporating low-care modern material construction, double-glazing and insulation. The 809 sqm (approx. ) freehold section is securely fenced with extensive covered and uncovered parking for both properties plus walking distance to Westfield Chartwell, Rototuna Hub and a 10 minute drive to the CBD. A rare offering of two homes on one title sure to excite you with its quality, locality and unparalleled lifestyle flexibility. Front house viewing is by appointments only. Call Team Jack on 0800 TMJACK (865 225) to fast track a private viewing.

Land area	809 m <sup>2</sup>
Floor size	229 m <sup>2</sup>
Rateable value	\$1,050,000
Rates	\$4,891.13

