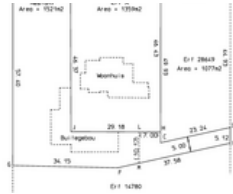


NEW



SOLE MANDATE

Web Ref KRL335



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## POA

4   3

**AN EXCLUSIVE PROPOSITION - NO TRANSFER DUTY ON THIS HOME WITH A PRIME LOCATION AND ENDLESS POTENTIAL**

Step into the charm of this gracious heritage home, perfectly positioned in sought-after Heatherlands.

Offering immense potential for tasteful cosmetic enhancements, this timeless residence invites you to blend classic character with modern refinements.

Set on a large remaining 1,359m<sup>2</sup> stand, this North-facing gem boasts beautiful views and a sun-filled garden—creating the perfect canvas for your dream home. No transfer duties apply, as the property is sold by a VAT vendor, ensuring significant savings for buyers.

### The Subdivision & Sale Process

The stand is in the process of subdivision, and the remaining extent being sold represents the original main house as per the supplied proposed diagram.

Public participation for the subdivision is well advanced, with necessary infrastructure adjustments scheduled upon final...

## Features

Pets Allowed		Exterior		Sizes	
	Yes	Security	Yes	Floor Size	350m <sup>2</sup>
<b>Interior</b>		Pool	No	Land Size	1,359m <sup>2</sup>
Bedrooms	4	Views	True		
Bathrooms	3				
Kitchens	1				
Recep. Rooms	3				
Studies	1				
Furnished	No				