



## 44 Braund Avenue BELL POST HILL VIC

4 1 1

This exciting piece of real estate, is positioned in the highly sought-after pocket of Bellpost hill, boasting one of the estates best positioned blocks at 575m<sup>2</sup> (approx.) this home includes finishes of the highest quality and offers the purchasers limitless amounts of potential that simply must be seen to be believed.

The entrance of this masterpiece opens onto spacious lounge and dining rooms which flow through to a centrally-located kitchen, also featuring 3 bedrooms with built-in-robres, large bathroom, as well as a detached granny flat at the rear of the property.

The potential this wonderful property has on offer is abundant, side access allows you to fully utilise the massive allotment of 575m<sup>2</sup> (approx.) while the shell of this home offers the perfect canvas to turn this into your dream home.

With upright electric cooktop and generous pantry, it is sure

**Land Size** : 575 sqm

**View** : <https://www.ypa.com.au/7382916>



**Lucas Ekerbicer**  
0418 465 892



## 44 Braund Avenue, Bell Post Hill

every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. an is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

