



### 3 Powlett Street MADDINGLEY VIC

3 1 2

This exciting piece of real estate offers buyers limitless potential, while still maintaining the signature charm of one of Maddingleys most desirable areas, boasting one of the estates best positioned blocks at a massive 1035m<sup>2</sup> (approx.)

The entrance of this masterpiece opens onto spacious lounge and dining rooms which flow through to a centrally-located kitchen with ample storage, also featuring three bedrooms, two with built-in-robos and a central bathroom.

The potential this wonderful property has on offer is abundant, side access allows you to fully utilise the massive allotment of 1035m<sup>2</sup> (approx.) while the shell of this home offers the perfect canvas to turn this into your dream home.

This home is sure to impress any guest! A shed which can comfortably space two cars, carport, while the sizeable

**Land Size** : 1035 sqm

**View** : <https://www.ypa.com.au/7382932>



**Shane O'Brien**  
0431 766 082



## 3 Powlett Street, Maddingley

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.

