



OAK PARK
15 Xavier Street

6 3 4

Corner The Market with Panoramic Views

This house offers TWO incomes and Redevelopment Opportunities.

Situated on high side of street enjoying corner location on 692m2. Main home consists of 3 generous bedrooms, study or fourth bedroom, main bedroom has Walk in Robe and full ensuite. The main bathroom has separate bathtub, shower and modern furnishes. Walking down wide hallway you enter a large open plan living, dining area and central kitchen with custom built high-spec kitchen cabinets and polished concrete floors, in the dining and lounge area you will find fossilised sandstone crazy paving. From the kitchen, living, lounge and balcony you have uninterrupted views of the C.B.D.

Downstairs you have a self contained one bedroom studio with own bathroom, laundry, kitchen and storage room.

OTHER FEATURES:

- Refrigerated ducted air conditioning and heating.
- Alfresco area with wood oven and BBQ room.
- Updated intercom and alarm systems.
- Under home storage/ work shop space.
- Double garage
- Total income \$44,340 p.a

Property ID	L904064
Property Type	House
Garages	4

AGENT

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- Great Redevelopment opportunity (S.T.C.A)

Auction: Saturday 30th November 2019 at 2.30pm (If Not Sold Prior)

15 Xavier Street, Oak Park



SITE PLAN

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

