

# FOR SALE



## OFFERS INVITED

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## 77 Mell Road, Spearwood

2022 sqm TRIPLEX site PLUS sensational house - Coastal

\*\*\* Viewing by appointment only \*\*\*

Seize this unique opportunity to own a fantastic investment opportunity. Whether you live in this charming and particularly spacious 430sqm 4 bedroom 3 bath double storey home and subdivide the rear land into 3 additional lots now or later or your rent out the house and subdivide anyway this property is a winner!

Backing onto Ditullio Park and 1.6kms to the beach and the award winning North Coogee Marina, this established, blue chip location sits on an elevated 2020sqm block.

The home itself is loaded with extra features from its abundant space for the largest family as well as the opportunity to work from home with a plumbed super-sized office off the garage and have you seen the 3-phase powered 17m x 15m shed with office room & kitchen and



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