



## 74 Catherine Avenue CHELSEA

3 2 1

### Position and Potential

Three bedroom family home on compact land of 423sq m approx.

Comprising entrance hall leading to two double bedrooms, spacious lounge, kitchen, separate bathroom, laundry, third single bedroom and second bathroom.

Great position opposite parkland and within walking distance that everything Chelsea has to offer including public transport, schools and of course shopping!

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	-	96 m <sup>2</sup>
Storage	-	16 m <sup>2</sup>
Shed	-	3 m <sup>2</sup>
Pergola	-	20 m <sup>2</sup>
Carport	-	25 m <sup>2</sup>

# 74 Catherine Avenue, Chelsea