



88-90 Vermont Street, Barooga



## Endless Potential on a Huge Block in Prime Barooga Location

Set on an expansive 2,023m<sup>2</sup> block with valuable rear laneway access, this solid brick residence presents an outstanding opportunity for homeowners, investors or developers alike. Offering future subdivision potential (STCA), there's plenty of scope to add further value while enjoying comfortable living from day one.

The home features three bedrooms and two bathrooms, enhanced by new flooring throughout for a fresh, modern feel. A spacious open plan kitchen and living area forms the heart of the home, complemented by a well-appointed kitchen with large island bench, breakfast bar, electric cooking and ample cupboard space. Year-round comfort is ensured with ducted evaporative cooling, while solar panels help keep energy costs down.

A separate lounge provides additional living space, while the master bedroom includes built-in robes and a private ensuite with shower and toilet. The remaining two bedrooms are generously sized and also feature built-in robes. The main bathroom offers both a bath and shower, and the good-sized laundry includes a separate toilet and excellent storage options.

Outside, the property continues to impress with a double garage under the roofline complete with automatic roller door, and a huge backyard offering endless possibilities, whether it's subdivision (STCA), a large shed, or even a pool.

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**Price** \$590,000 - \$620,000

**Property Type** Residential

**Property ID** 5311

**Land Area** 2,023 m<sup>2</sup>

### Agent Details

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**ANDREW JENKINS**  
REAL ESTATE

Ideally located in a prime Barooga position, this is a rare opportunity to secure a sizeable parcel of land with flexibility for the future.

A property packed with potential – inspect today!

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