

**St Peters**  
47 Winchester Street



**Enormous potential to either redevelop (stcc) or renovate.**



Rare land holding of 1079 sqm approx. in this extremely desirable, sought after location. The residence has been in the family since 1922 and now needs renovation.

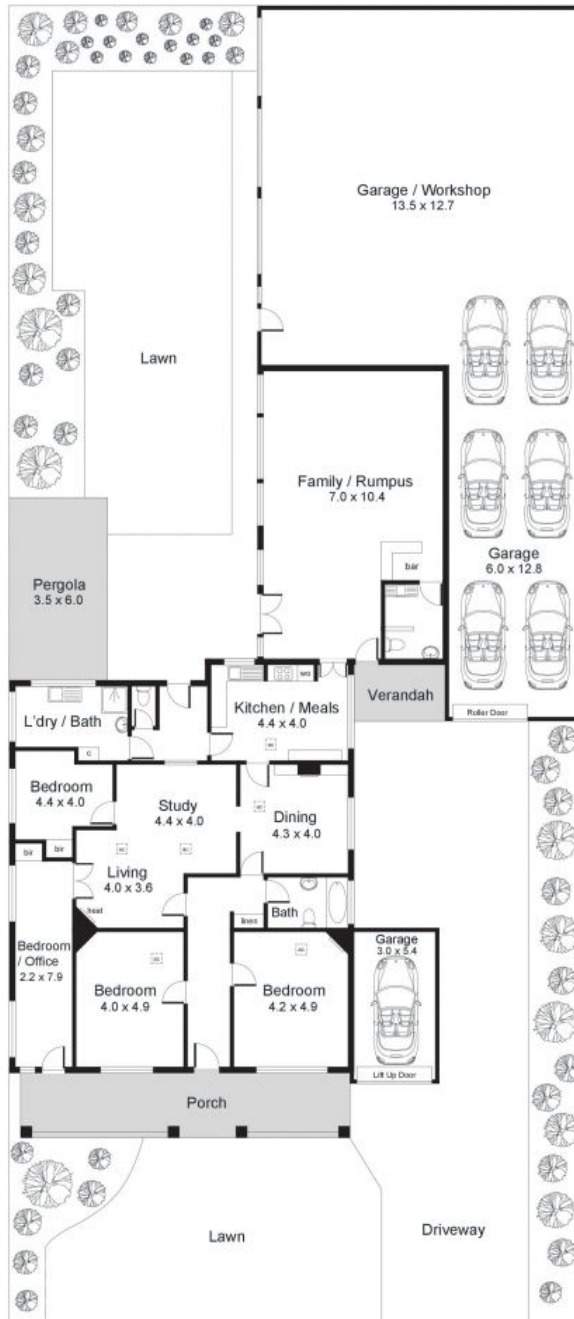
Featuring a superb wide frontage (22.5m approx.) and extra large garaging. With a range of excellent schools, the Linear Park and the CBD conveniently close this is a golden opportunity.

Council rates: \$2,685.60 pa  
ES Levy: \$169.60 pa  
Year Built: 1925

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.

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Area (Estimate only)	
Living	240.1 m <sup>2</sup>
Garage / Workshop	248.2 m <sup>2</sup>
Pergola	23.8 m <sup>2</sup>
Garage	16.2 m <sup>2</sup>
Porch	28.8 m <sup>2</sup>
Verandah	7.5 m <sup>2</sup>
<b>Total</b>	<b>564.6 m<sup>2</sup></b>

For illustrative purposes only. All measurements are approximate

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