



## 23 Catherine Avenue Tullamarine VIC

3 1 2

Well, here it is? the entry level buy of the year! Sitting in one of the most convenient pockets of Tullamarine and proposing every bit of dollar value you can think of. Position? Tick, land size? Tick, price? tick, a solid foundation to enhance upon? TICK. Or? if you have even bigger ideas, the potential is there. (STCA).

Beyond the generous 533sqm(approx.) you've got multiple parklands surrounding the area, Tullamarine shopping strip, cafes, restaurants, and schools only walking distance away and easy access onto major freeways! The home itself, comprises of 3 large bedrooms, (master with BIR) serviced by an updated bathroom and laundry.

Enjoy the fantastic living space with adjoined formal dining, kitchen/meals with access to the multipurpose room that could be used as a rumpus, study, 4th bedroom or

**Price** : \$ 685,000  
**Land Size** : 533 sqm  
**View** : <https://www.ypa.com.au/7398051>



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23 CATHERINE AVE, TULLAMARINE

Disclaimer: Floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and for illustrative purposes. Interested parties should make and rely on their own enquiries or refer to contract drawings for more accurate information.