



### 35 Salmond Street Deer Park VIC

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This weatherboard charmer represents an exciting opportunity for first home buyers and savvy investors looking to secure a rewarding future in a much sought-after locale. Set on a generous allotment measuring approximately 605m<sup>2</sup> this offers scope to expand, rebuild or redevelop STCA, if so desired.

The property itself comprises three spacious bedrooms, comfortable lounge with split system, functional kitchen with adjoining meals area, bright central bathroom and neat laundry. Features include ducted heating, evaporative cooling, wide side drive with ample off-street parking and established gardens.

Positioned to please with quick and easy access to nearby schools, Brimbank Shopping Centre, bus services, parkland and recreational facilities this home is too good to

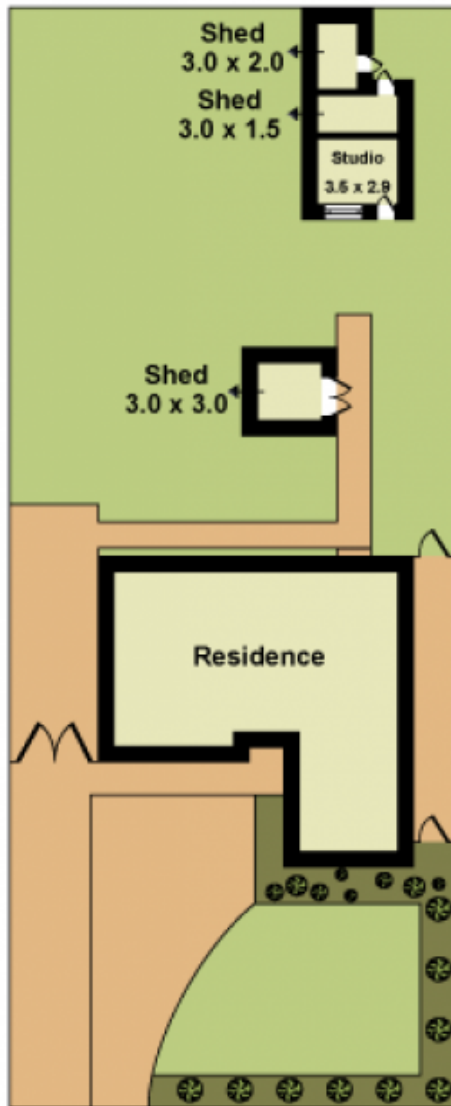
**Price** : \$ 530,000  
**Land Size** : 605 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/deer-park/residential/house/7080554>



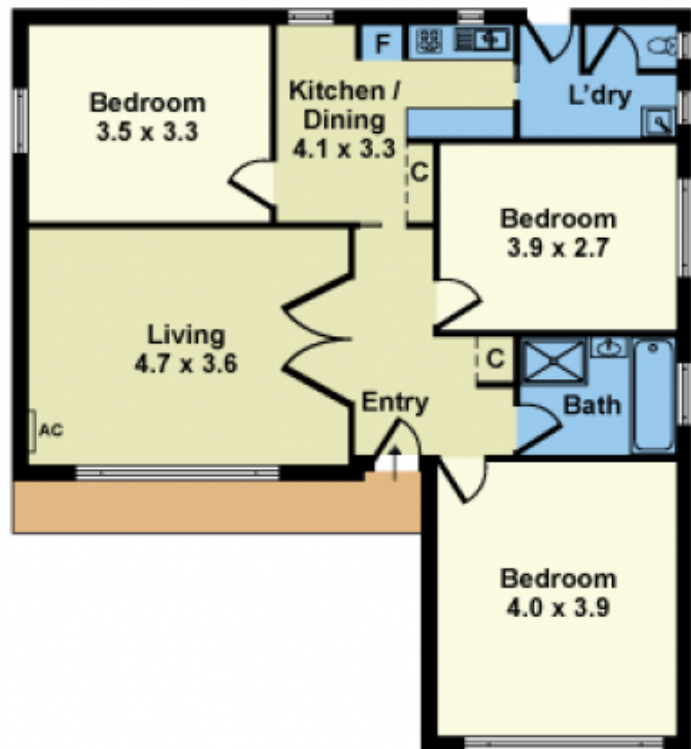
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**SITE PLAN**



**FLOOR PLAN**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.