



## A Blank Canvas Awaits

Welcome to 10/58 Nannine Place, a top-floor end apartment that presents a unique opportunity for those seeking a project to make their own. Priced to reflect its potential and in need of tender loving care (TLC), this apartment offers a spacious open-plan layout with a lounge, living, and dining area complemented by a sliding door leading to a large private balcony.

The kitchen is functional with ample bench and cupboard space, providing a solid foundation for a renovation or upgrade project. The combined bathroom and laundry area maximizes space efficiency and the two bedrooms are of a good size.

Located within a beautifully treed and secure gated complex, this apartment also includes under-cover parking, ensuring both security and convenience.

The location is exceptionally convenient, offering easy access to the city and airport, as well as nearby convenience stores, restaurants, and the renowned Crown Complex. For nature enthusiasts, the proximity to the river means leisurely walks or picnics are just steps away.

Investors and residents alike will appreciate the opportunity to be part of the City of Belmont's Great Eastern Highway Urban Corridor strategy, which aims to enhance the area's connectivity and amenities.

Embrace the potential of this top-floor end apartment at 10/58 Nannine Place, Rivervale. Whether you're looking to invest, renovate, or secure a

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**Price** SOLD for \$380,000  
**Property Type** Residential  
**Property ID** 30452

### Agent Details

Ray Jennings - 0418 925 909

### Office Details

Xceed Real Estate - Sales  
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conveniently located home, this property offers a canvas ready for transformation. Contact Ray today on 0418 925 909 to arrange a viewing and envision the possibilities that await.

Council Rates \$1272.00 p/a approx.

Water rates \$848.00 p/a approx.

Strata \$915.00 p/q approx.

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