



37 Bristol Street Gulliver



### Ready To Occupy Or Invest - Spacious High-Set Property with Endless Potential

On a desirable, sought-after street, this fantastic home offers generous proportions, privacy, and potential. Set on a large 809m2 allotment, the residence is comfortable as is, with room to improve and add value down the track. It's within walking distance to Pimlico High School, tafe, Warrina Shopping Centre, Cineplex, and cafes, making it an ideal location for families.

#### THE PROPERTY

- Large 809m2 fully fenced allotment
- Three bedrooms
- Combined dining & living room
- Large kitchen with ample storage
- Renovated bathroom with separate shower, bath & toilet
- Downstairs features carport, laundry & additional storage

**Offers Over \$450,000**

Type: House  
Land: 809 m2

**Nathan Lynham**

0427 695 162