

# HIGHGATE HILL



## "52 Gertrude Street - Take Advantage of the Elevated Northern Aspect"

An opportunity is offered to enter the lower end of the market in Highgate Hill.

The neat and tidy 2 bedroom plus study cottage has an open plan lounge and dining area connecting to the eat in kitchen which opens onto a rear patio.

The back of the home is elevated and enjoys a northerly aspect that allows wonderful light and breezes to flow throughout.

Downstairs there is a bonus of a fully self contained granny flat.

Sitting on a 357m2 allotment, some of the cottage's improvements include polished timber flooring, the refurbished bathroom and a new roof with solar panels.

**This Property Will Be AUCTIONED ON SITE:  
11:00am, Saturday 30 September 2017.**



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