



## FOR SALE

### WHY RENT WHEN YOU CAN OWN OR POSITIVE CASH FLOW INVESTMENT

Local @realty agent Shane Magor, proudly presents 9 Gabriel Street, Christie Downs FOR SALE.

Built in 1971 and well positioned adjacent a tree lined Council maintained reserved on a large 714m2 approx. allotment.

This property is ideal for future development with substantial street frontage of approx. 21.36m or a perfect affordable option for those investors seeking a potential cash flow positive investment into their portfolio.

You would be surprised what a coat of paint and some TLC will do to a property.

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property.

3 BED | 1 BATH | 0 CAR

#### PRICE:

\$225,000 to \$235,000

#### OPEN FOR INSPECTION:

N/A



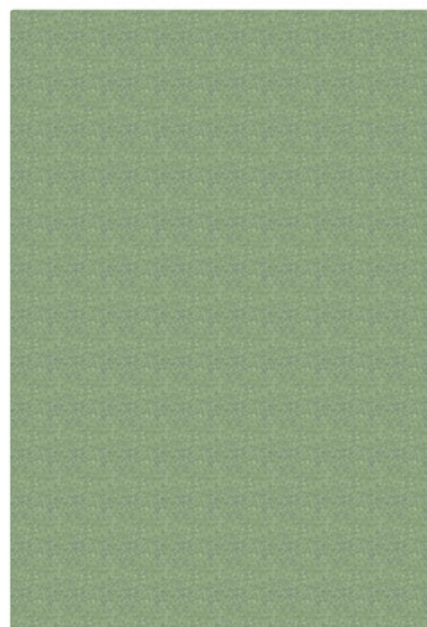
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.