



FOR SALE

SOLID TIMBER HOME, RENOVATED KITCHEN, SOLAR 5KW, LARGE LINED POWERED SHED, CLOSE TO TOWN ON 956M2

Easy renovation. House only needs a coat of paint on the exterior. The kitchen /dining is renovated, interior is in good condition, exterior just needs painting. Roof has been nailed down and guttering replaced. Close walking distance to the town CBD, medical centre and is located next to the Golf Course. Great property for an investor or first home buyer. Structurally very sound. This property as a rental is in demand, with the 24 solar panels tenants pay a reduced power bill. Showing 8% return on investment you cannot go wrong.

Features:

- *3 bedrooms 2 with built-in's and ceilings fans (3rd bedroom is a single room or office)
 - *1 bathroom with separate shower, bath and vanity.
 - *Renovated kitchen with combined dining opens up on to the front veranda.
 - *Spacious Lounge room with ceiling fan, door opens up on to the large L shape veranda facing N/E. Captures the summer breezes in the evenings.
 - *Good size laundry with plenty of space
 - *2nd toilet and shower off laundry
 - *Single lock up garage
 - *Double carport with extra space
 - *Large 20 x 30 foot shed with extra workshop area- all powered
 - *33,000 l rain water- plumbed to toilets /laundry and garden
 - *timber floors
 - *Solar power, 5KW
 - * Fenced yard
- Large lined shed, wood heater could be converted into a Granny flat. Power and water connected.
- A well priced property, great investment property.
- Phone Yvonne your local agent on 0408181146 to book an inspection

3 BED | 1 BATH | 0 CAR

PRICE:
\$225,000

OPEN FOR INSPECTION:
N/A



Yvonne Bradley
0408181146
yvonne@atrealty.com.au
www.atrealty.com.au