



FOR SALE

UNDER CONTRACT WITH PAIVI AND LEANNE

Opportunity knocks...Dual living potential!

This lovely split level home has great bones and is ripe for renovation - make it your own. Beautiful polished timber floors throughout the living areas, stairs and hallways are in perfect condition.

Downstairs you will find an enclosed and finished multi purpose rumpus room, with adjacent laundry. This area has separate access front and back, and can easily be converted for dual living purposes.

Upstairs the 3 bedrooms are a good size and include ceiling fans. The roof has been recently replaced, and electricity bills are reduced with the solar power available.

Fabulous corner lot with driveway access from 2 streets and fully fenced 597m2.

Property Features:

- Beautifully maintained polished timber floors
- 3 bedrooms, master with builtin robes
- Solar power
- Carport, and fully fenced 597m block
- Full current pest report available
- Fruit trees
- Satellite dish to watch worldwide tv channels
- Rumpus room downstairs
- Brick and chamferboard construction with a recently replaced roof, built approx: 1989
- Council rates approx: \$568p/qtr

Rental Appraisal is \$320 per week

Great central location within 11 minute walk to Kingston train station, schools, shops and medical.

Book your private inspection today

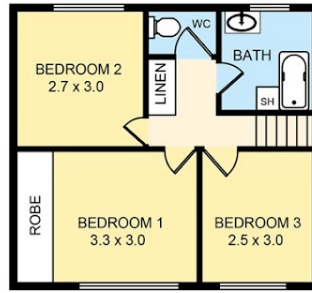
3 BED | 1 BATH | 1 CAR

PRICE:
\$295,000+

OPEN FOR INSPECTION:
N/A

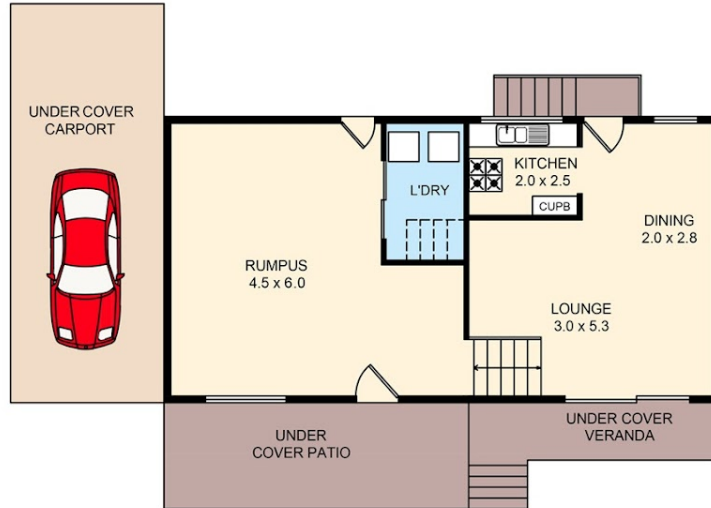


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TOP FLOOR

Note
This plan is an illustration and is to be used as a guide to layout only.
Room dimensions are approximations.



GROUND FLOOR

9 AUGUSTUS STREET

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.