



## FOR SALE

### A ROUGH DIAMOND

This great investment sits on approximately 744 square meter block which lends it's self to a multi development site (STCA). Currently tenanted and with a rental potential of around \$300 per week should make this an attractive investment to an astute buyer. It boasts 2 bedrooms, spacious lounge, combined kitchen and dining, ducted heating, AC and a garage. Situated near schools, transport and easy access to major arterials makes this a great investment for your family's future. Call now to inspect!

- Spacious lounge
- 2 Bedrooms
- Gas/Electric appliances
- 744 sqm (approximately)
- Terms 10% deposit
- Settlement 60 days (Negotiable)

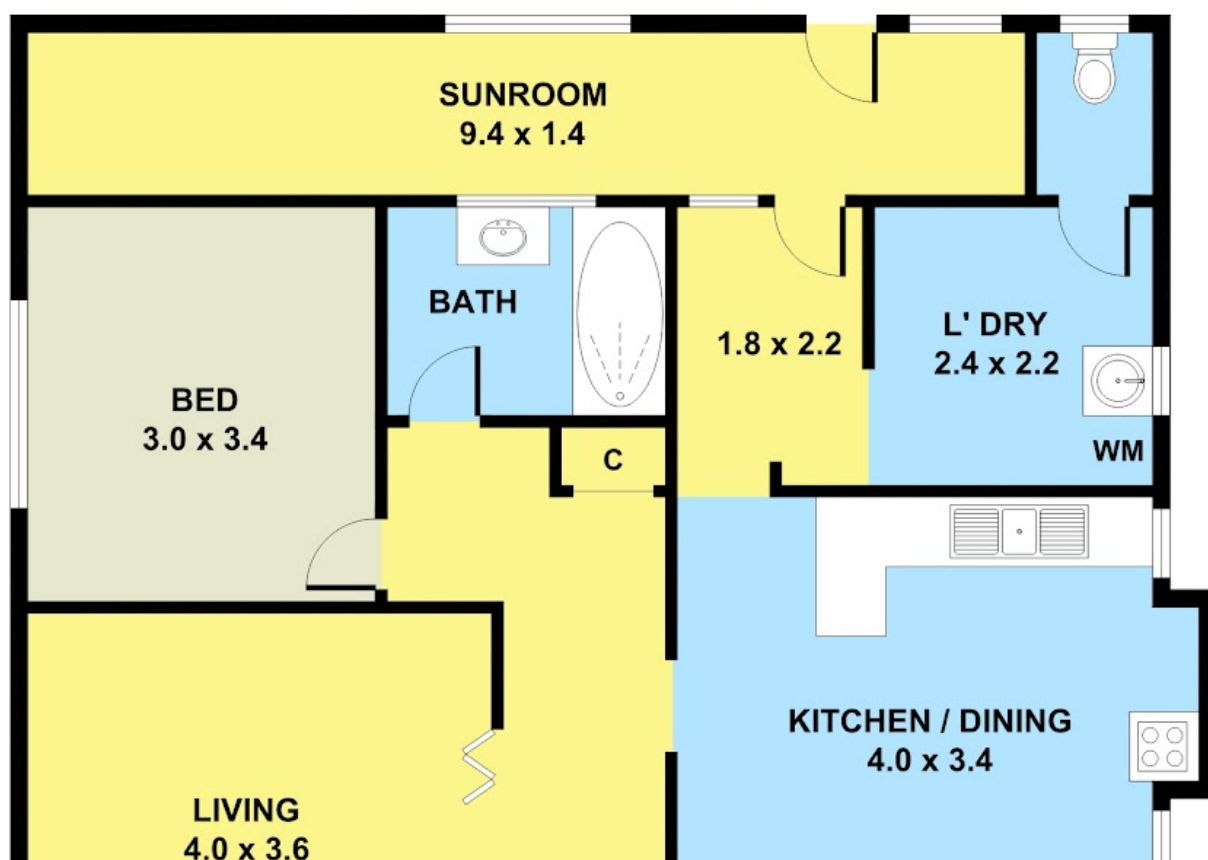
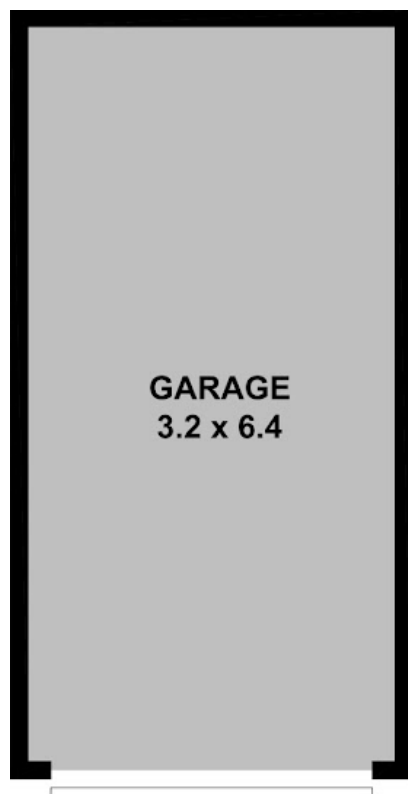
2 BED | 1 BATH | 2 CAR

**PRICE:**  
\$590,000 - \$640,000

**OPEN FOR INSPECTION:**  
N/A



**Trevor Mendis**  
**0411631531**  
trevormendis@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

