



## FOR SALE

### SOLD AFTER 3 DAYS ON MARKET!

11 groups through this property in 48 hours! Sold after three days on market!

This generous 139sqm, charming fully rendered brick cottage is ready for you to rent out for a great return or move straight in. Situated only 700m from the local shopping precinct and close to local schools, this home won't be available for long.

You will immediately benefit from the recent investment made by the current owners. The property has a brand new quality bathroom and has been redecorated, both inside and out.

Built in 1930 it oozes character and has many lovely features including:

- Brand new sparkling quality bathroom with freestanding bath and separate shower
- Two large bedrooms - one with built-in and one with walk-in robes
- Separate sunroom / 3rd bedroom
- High ceilings with feature plaster decorations
- Two fireplaces to keep you toasty warm in winter
- Feature arch and slate floor
- Clean and tidy kitchen
- Shelving and cupboard space in hallway that could easily be converted into a study nook with storage
- Small easy maintenance, fully fenced and level yard
- Private courtyard at rear of property ideal for pets and children
- Single garage plus space for another car in the driveway
- Internal laundry

This home is ideal for first time buyers, investors and even those looking to downsize into something close to town. It is the perfect downtown home with further opportunities to make improvements that will add even more value to this lovely cottage.

Potential rental return is \$375 - \$395 per week unfurnished and \$600+ per week if furnished.

#### Disclaimer

This information has come from the Vendor and the Agent cannot guarantee the accuracy of the information provided. Purchasers should make every effort to conduct their own independent enquiries and investigations and satisfy themselves of all aspects of such information including

2 BED | 1 BATH | 1 CAR

PRICE:  
\$339,333

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



31 Castlereagh St

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.