



# FOR SALE

## INVESTMENT - LARGE LOT WITH POTENTIAL SUBDIVIDE

Currently leased and returning \$240.00 per week, positioned on a large allotment that has the potential of subdividing (STCA) with an additional dwelling to create added income. The home consists of three spacious bedrooms, free flowing living area at entry and a back utility room idea for additional living or home office set up.

- Two double sized bedroom with ceiling fans plus sleep out
- Central kitchen with electric appliances and dishwasher
- Functional family bathroom positioned between the bedrooms
- Split system air-conditioning plus wood log fire for comfort
- Large rear yard complete with side access and shedding with power
- Short walk to Public School, local shops & river frontage
- Ideal for the first home buyer or investment
- Currently lease returning \$240.00 per week

3 BED | 1 BATH | 1 CAR

PRICE:  
\$179,000

OPEN FOR INSPECTION:  
N/A



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