



**SOLD**

## SOLD BY ROBYN HUNT

With plenty of room on this level 607m2 block for the kids and pets to play this delightful low-set home in a highly desirable and flood free area presents a brilliant opportunity.

Conveniently located between Southern Cross University and St Vincent's Hospital, and easy walking distance to an array of schools and shops, properties in this location are in high demand - be they for sale or for rent.

Comprising of three bedrooms this weatherboard home with modern bathroom has been freshly painted inside and out and offers an abundance of appeal. From the working open fireplace to the newly polished timber floorboards, the ornate ceilings and picture rails, all combine to create an inviting sense of warmth and character.

The interior of the home further features a gorgeous sun-filled sleep out plus separate sunroom/study, solar hot water and 2 new air-conditioners.

Externally the property hosts solar power, new guttering, garage with attached workshop, two garden sheds and established fruit trees and veggie beds.

Don't let this opportunity pass you by. Contact Robyn Hunt with your offer to secure your property in this highly desirable area.

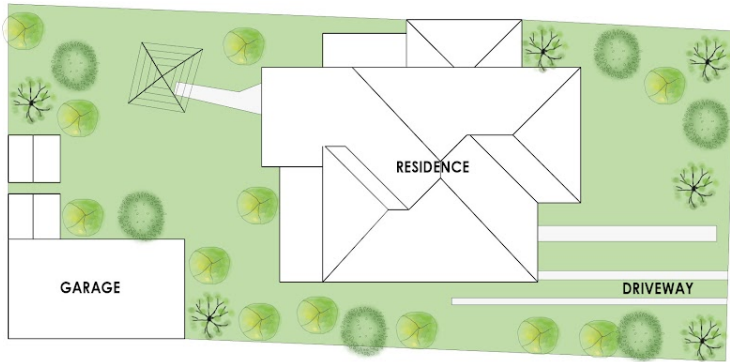
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$685,000

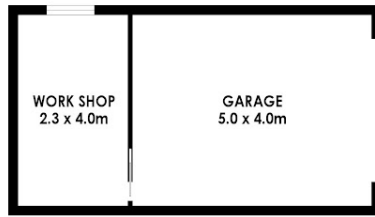
**OPEN FOR INSPECTION:**  
N/A



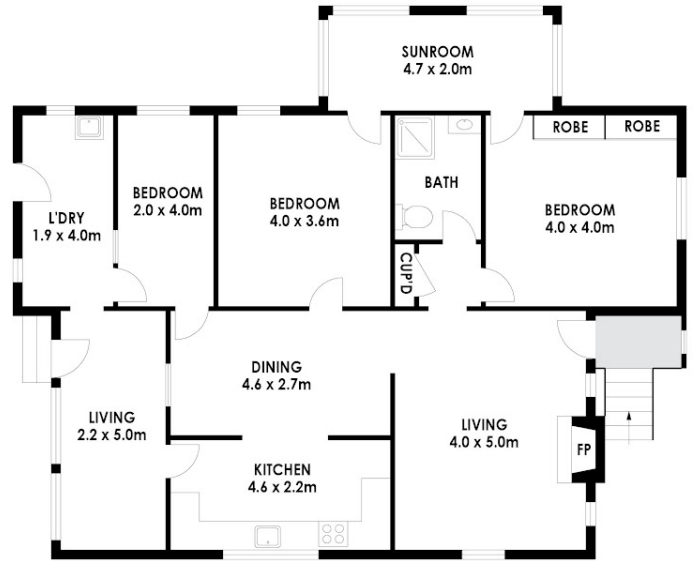
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GROUND FLOOR



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13 Gorton Avenue EAST LISMORE

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APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 144m <sup>2</sup>
EXTERNAL FLOOR SPACE	- 2m <sup>2</sup>
GARAGE	- 20m <sup>2</sup>

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.