



SOLD

SOON TO BE VACANT - QUICK SETTLEMENT POSSIBLE

This spacious older style unit in a small block in a quiet leafy street is the perfect renovator. Ideal as is - currently tenanted at 320.00 per week until 20 Jan 2022 it is the ideal property for investors, first home buyers and downsizers who value a fantastic location near the Port and cafes, boutiques and the ultimate lifestyle near the racecourse, cruise ship terminal and the city.

Situated on the first floor enjoy a large living area with timber look style flooring which leads out to a generous balcony/ entertaining area.

The kitchen is retro but boasts loads of natural light and storage space also there is the added bonus of a separate laundry for convenience. Bring your imagination and tool box and make this an incredible space to live and work/relax in.

Featuring two large double sized bedrooms each with built in cabinetry for plenty of additional storage - potential to update carpets and blinds to make this a masterpiece.

The main bathroom is light filled and a makeover would enhance its appeal - great layout and design with a separate toilet.

There is a single lock up garage with a small storage area at the side which is great for bikes, surfboards or golf clubs.

Rare find in an amazing location - be quick.

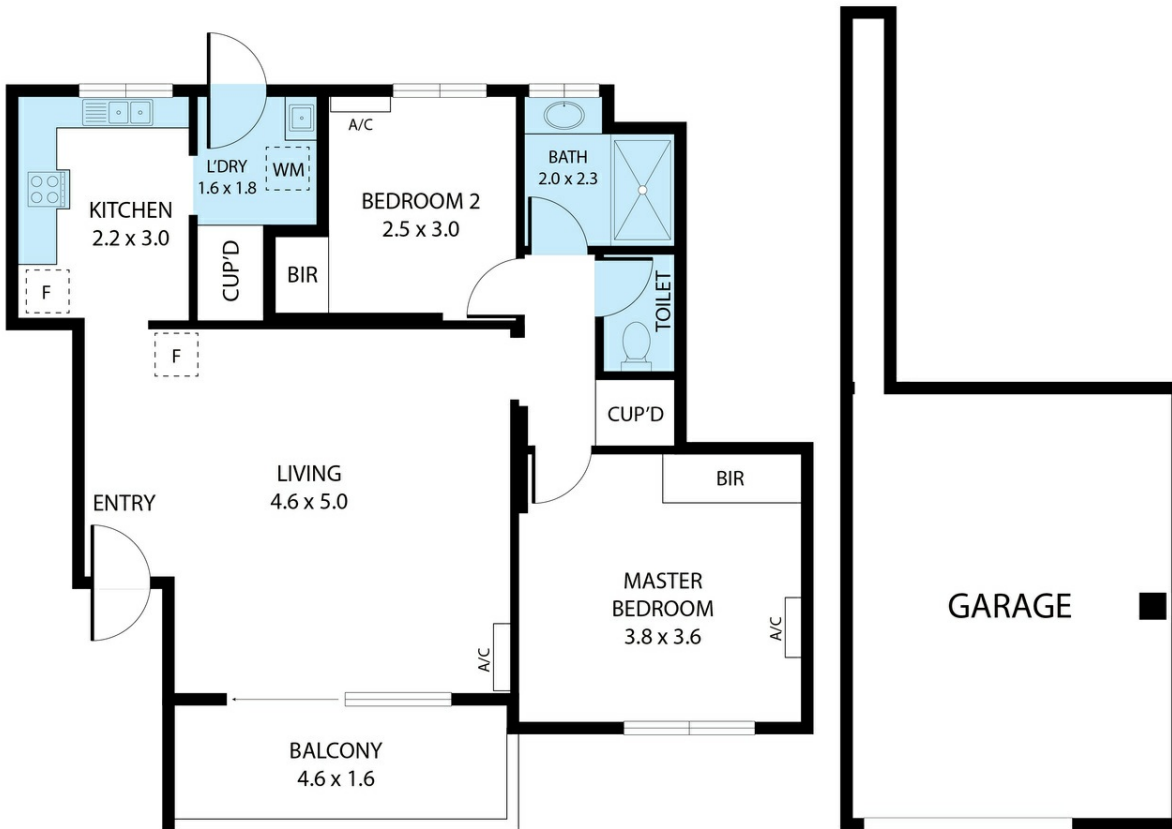
2 BED | 1 BATH | 1 CAR

PRICE:
\$395,000

OPEN FOR INSPECTION:
N/A



Sandra Sherratt
0411298493
sandrasherratt@atrealty.com.au
www.atrealty.com.au



9 Rossiter Parade, Hamilton 4007

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.