



**SOLD**

## RENOVATE OR RETAIN... YOU WILL BE THE WINNER

Located in a quiet Cul-de-Sac at the bottom of Reed Rd and just 200m walk to the Blue Water Marina this property offers you all the option.

Move in and renovate what is already there to make this house your dream home and take advantage of the extra value that you will add or you can keep the long term tenants that are paying \$355.00 a week and gain on the investment or if you are really keen you could flatten the place and build from ground up. At this price you have all options open top you.

So what do you get for this price?

700 square meters of clear fully fenced flat land with a small garden shed and a lovely large Mango tree in the back yard. The house is a solid painted block house comprising of three bedrooms and a central bathroom with separate toilet. The lounge room/dining room is a reasonable size and the kitchen is situated at the opposite end to the bedrooms. The kitchen is U shaped with plenty of work bench and storage cupboard below. The floors are tiled to the wet areas and living areas and carpeted to the bedrooms with ceiling fans in all.

Externally you will find a double end to end open carport to one side of the house and the laundry facilities to the back. The gardens are all large open spaces with the Mango tree and shed at the back right hand corner.

The tenants have been at the property for some time and would be happy to remain on a further lease should the buyer be an investor, if not they will vacate at the end of their lease term ready for the new owners to do what they will with the property.

To arrange your private inspection of this opportunity please call the agent at your convenience.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$315,000**

**OPEN FOR INSPECTION:**  
**N/A**



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