



## FOR SALE

### A RARE FINDING UNDER CONTRACT

The property has a plain entry but the rest is worth looking at. Vary rarely will a three bedroom, two bathroom half duplex on a large 400 sqm block become available.

The property is tiled throughout and air conditioned to the lounge area and two bedrooms. The kitchen is modern, relatively new and has plenty of storage and work bench for the fussy cook and overlooks that lounge and back yard. To one side of the lounge you will find the main bathroom that has been fully renovated and two good sized bedrooms all linked by a hallway which contains that super large linen cupboard.

To the other side of the lounge is the air conditioned master suite with walk through dressing area and the massive ensuite with open shower, a large vanity and toilet facility. The facilities are modern and recently renovated. All rooms have large security screened windows allowing in copious amounts of natural light. On this side of the property you will also find the large separate laundry facility and the door to the back yard.

The back yard wraps around the property allowing access to two streets. It is certainly large enough to house a boat, trailer or the boys toys while still allowing room for children to play on the lawn. There is a covered outdoor entertaining area that catches all the breezes where you could sit and enjoy the atmosphere.

The property is tenanted through to July 2021 with an income of \$19,240 per annum. There are no Body Corporate levies, and you share the insurance with your neighbour.

This is a great opportunity for the wise investor or for the owner occupier that is happy to wait for the tenant to finish their lease before they move in. Which ever you are, contact the agent quickly to arrange your private inspection as this property will not be available for long.

3 BED | 2 BATH | 0 CAR

PRICE:  
\$319,000

OPEN FOR INSPECTION:  
N/A



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