

# FOR SALE

## IDEAL FOR FIRST HOME BUYER OR INVESTOR.

Myself and Wish Real Estate Ingleburn are proud to present this great potential property to market and truly needs to be seen to appreciate the home in all of its aspects.

Situated in the sought-after suburb of Kearns, sits this beautiful three-bedroom home on a 600 sqm block. This light filled residence offers great character and is well suited to any family home buyer or investor looking for the ultimate opportunity!

### Features:

- Split System air conditioning.
- Built in wardrobes to all bedrooms.
- Near new Bathroom with free standing bath and separate toilet.
- Large near new Kitchen with decent dining area.
- Gas Cooking and dishwasher.
- 40mm benchtop.
- Large Entertaining/Sun room.
- living area (Can be called 4th room).
- Single Car Garage with drive through.
- Tile floor throughout.
- Outside Kitchen and spare Bathroom/toilet with Laundry.
- Shed.
- Solar.

Rental return \$500 - \$520 (Approx. after refresh)

Location Via Google Maps (Approx.):

- Kearns Shopping Centre - 1000m (Approx. 12 Min Walking / 3 Min Drive)
- Kearns public School - 850m (Approx. 10 Min Walking / 2 Min Drive)
- Eagle Vale Market Place - 2300m (Approx. 1.7Km/20 Min Walking / 4 Min Drive)

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PRICE:  
\$750,000



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