



SOLD

ANOTHER PROPERTY SOLD BY MEL MORRIS @REALTY

A SECOND DWELLING CAN BE BUILT ON THIS BLOCK SUBJECT TO COUNCIL APPROVAL
Property two doors up has successfully done this.

This modern 3 bedroom plus office property has been fully renovated with nothing left to do.
Built at the back of the block to allow for another dwelling to be built at the front.
Why not reap the benefits of dual properties and income?
For the Investor, this property would achieve a minimum of \$400/week

FEATURES INCLUDE BUT AREN'T LIMITED TO: THE HOUSE:

- 3 Bedrooms plus office or storage room
- 2 separate living areas
- Massive lounge room measuring 6m x 6m with a brand-new reverse cycle air conditioner
- Rumpus room has been tiled, located just off laundry (second living room)
- Brand new carpets in all 3 bedrooms
- Floating floor timber boards to the rest of the home
- Roller blinds to all windows
- New bathroom vanity with matte black fixtures and timber bench top, and separate shower and bath
- New laundry including under benchtop space for washer and dryer, and beautiful stainless-steel sink and black matte tap wear
- Extra loft storage above the laundry
- Tidy modern kitchen with electric appliances and updated black matte tapware and handles on cupboards and roller blind for privacy to the window
- Ceiling fans throughout the lounge and bedrooms (power efficient, quiet less noise than a usual ceiling fan)
- Downlights installed through the house and BBQ area
- New power points and light switches have been replaced throughout
- Feature wall to the dining room
- Brand new eko deck installed in grey to match the entire colour scheme of the home.

THE YARD:

3 BED | 1 BATH | 1 CAR

PRICE:
\$206,000

OPEN FOR INSPECTION:
N/A



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