

**SOLD**

## YOUR EARLVILLE GEM

Teresa Cawte, your @realty Agent, launches this popular character style property.

Suitably situated in one of the favourite streets of superb convenient Earlville, this home is fully renovated meaning low on going maintenance costs for you. This will provide you strong rental income (a forecast rent is \$460-\$475 per week) OR it might win your heart so you can move in yourself.

Come and view this excellent home.

Features include:

- \*Brand new renovated modern bathroom
- \*Brand new modern kitchen with dishwasher and quality appliances
- \*Brand new split system air conditioning throughout
- \*Brand new power points
- \*Brand New Security System
- \*Freshly painted throughout
- \*Three generous sized bedrooms
- \*Polished timber floors and high ceilings
- \*Open plan living / dining room
- \*Enough room for some extras like a caravan or boat
- \*Under the house is enclosed ideal for additional storage
- \*Fully fenced yard
- \*Side vehicle access to the rear allowing tandem car accommodation.

THIS PRIZED LOCATION is very close to:

- \*Both Private and State Primary Schools
- \*Medical centres
- \*Stocklands Shopping Centre
- \*The Barr Street markets – Eat in at the fabulous Hopscotch Cairns
- \*And a string of other shops and parks especially Australia's best 'off lead' dog park (the opinion of the locals)

\*\*Please note: Photos were taken before owner moved in.

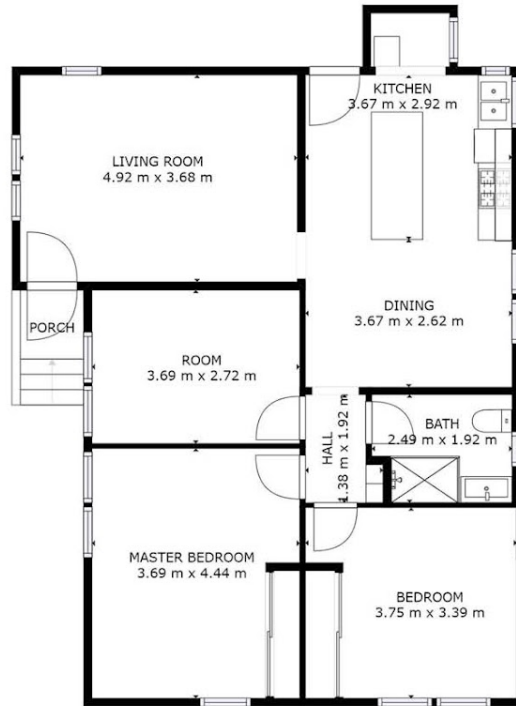
3 BED | 1 BATH | 0 CAR

PRICE:  
\$425,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

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.