



**SOLD**

## FANTASTIC INVESTMENT OPPORTUNITY IN OXLEY VALE!

Welcome to 30 Wallamoul Street, Oxley Vale. This property presents an exciting opportunity for a first home buyer, or an investor looking to expand your portfolio. Under the current ownership, this property has been painted internally, had the flooring renewed throughout, kitchen replaced and bathroom renovated so the hard work has already been done!

Features include:

- \* Block size 619m<sup>2</sup> (approx.) with side access to the rear yard
- \* Four bedrooms - all with built-in wardrobes
- \* Three way bathroom
- \* Formal lounge room
- \* Ducted evaporative cooling + gas point for heating
- \* Electric HWS
- \* Combined kitchen/dining area
- \* Internal access from garage to laundry
- \* Large rear deck - perfect for entertaining
- \* Tenants in place at \$425pw on a periodic lease with a rental increase to \$460pw to take effect from 24th April 2023.

Quality listings in this price range are hard to find so don't miss out!

Contact Dee (Deneille) Plowman on 0488 696 563 to arrange your inspection.

Disclaimer:

All information contained in this advertisement & all marketing material for 30 Wallamoul Street, Oxley Vale NSW 2340 is gathered from sources we consider to be reliable however, we cannot guarantee or give any warranty about any information contained herein. Some images included in the listing have been virtually staged to help show the potential of spaces in the home.

4 BED | 1 BATH | 1 CAR

PRICE:  
\$452,000

OPEN FOR INSPECTION:  
N/A



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