

## FOR SALE

### A HIDDEN GEM CLOSE TO TOWN. OWNERS WANT THIS SOLD! MASSIVE REDUCTION IN PRICE!

This lovely lowset, tidy brick home built in 2002 is ideal for a family with kids and pets or as an investment property.

Football and playing fields are a stone's throw away with a local and school bus service on the corner. This property does not flood!

Expected rental return - \$750.00 per week

- \* An open plan living style with air-conditioning and fans and timber look flooring throughout.
- \* The kitchen has ample preparation area with a wide island bench and storage facilities. There is a gas stove with electric oven and a dishwasher.
- \* The master bedroom is a good size with a large robe, an ensuite, air-conditioning and a fan.
- \* The 2 x bedrooms both have built-ins, fans and air-conditioning. Bedroom 2 will also have a television unit that will remain.
- \* The main bathroom is a 2-way to bedroom 2. This is a separate toilet.
- \* There is a lovely covered deck area with pull down weather blinds - ideal for entertaining.
- \* The rear spacious fully fenced yard is enclosed in a 1.8 metre fence with 2m x 2m garden shed. Great for kids and pets.
- \* 2 car lockup garage comprising of a laundry at the rear and ample shelving for storage.
- \* Security screens are on all doors and window.

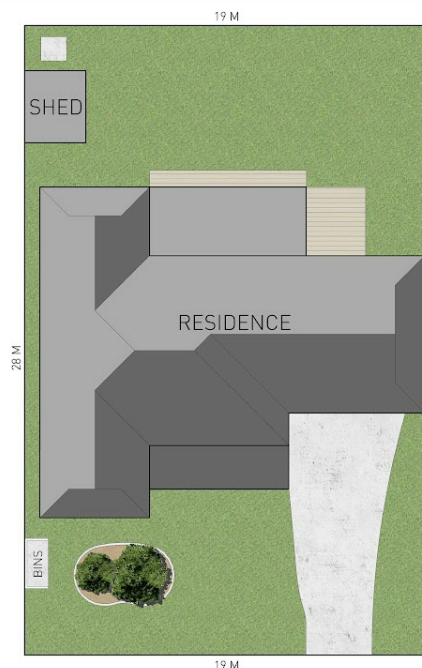
3 BED | 2 BATH | 2 CAR

PRICE:  
\$790,000

OPEN FOR INSPECTION:  
N/A



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BAILEY STREET  
SITE PLAN



**PROPERTYSHOT**  
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

3

2

2

531 m<sup>2</sup>

Internal: 138 m<sup>2</sup> | External: 29 m<sup>2</sup> | Total: 167 m<sup>2</sup>

**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.