



SOLD

FIRST HOME BUYER'S OR INVESTOR'S THIS IS ONE YOU NEED TO LOOK AT! PLEASE READ ALL THE WAY TO THE BOTTOM.....

Looking for your perfect family home that offers both comfort and convenience? Look no further than this charming 3-bedroom timber home, located right in the heart of town and backing onto the serene Lions Park.

This is a perfect home for a first-home buyer or an investor wanting to get a foot into the market. With a rental appraisal of \$380/week that makes this property a 10.97% gross rental return, you won't get that in the bank!

The property is available for the owner-occupier to move in immediately.

Step inside and you'll find a spacious, open-plan living, dining, and kitchen area that's perfect for entertaining friends and family. Upstairs you'll find a shower and toilet, while an additional shower and toilet are located downstairs for your convenience. Plus, there's an enclosed laundry downstairs, making laundry day a breeze.

Outside, the property is fully fenced with a chook pen, perfect for those who want to keep their feathered friends close. And for those hot summer days, you'll love the split system air conditioning in the living area and two of the bedrooms.

Enjoy a relaxing evening on the deck at the front of the house, perfect for entertaining and unwinding after a long day.

And there's more good news - a building and pest report has just been completed advising no major defects or termites for your peace of mind! Plus, the carport offers accommodation for up to 3 cars under the roof.

With all these amazing features, this property won't stay on the market for long. Don't miss out on the opportunity to make this house your home - contact us today to schedule a viewing!

FEATURES INCLUDE BUT AREN'T LIMITED TO:
THE HOUSE

3 BED | 2 BATH | 3 CAR

PRICE:
\$183,000

OPEN FOR INSPECTION:
N/A



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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.