



SOLD

**STRONG CASH FLOW + CAPITAL GROWTH =
IRREPLACABLE VALUE... ARE YOU A SAVVY
INVESTOR?**

LOOK AT THE DATA:

- INVESTMENT RETURN: \$700 per week
- PRIME GROWTH AREA:
- LAND SIZE: 616 sq mtr
- CONTINUED STRONG CAPITAL GROWTH: 15.38% OVER LAST YEAR ALONE

This home won't last, conveniently located 3-bedroom, 1-bathroom home in a peaceful cul de sac in Carrara is close to schools, shops, and public transport and offers easy access to the M1.

If you would like to see a shortlist of other "Investment Grade" Properties that match your search profile please call. 0413442229

Including 2 spacious internal living and dining areas with a functional kitchen, updated laundry, separate w/c and 2-way bathroom which is ensuited onto the separate master bedroom with a walk-in robe. Bedrooms 2 and 3 feature built-in robes and are positioned at the front of the home, ideal for the little ones or guest accommodation.

Features:

- 3 bedroom - 1 bathroom
- Separate lounge and dining areas
- Fully fenced backyard
- Inground pool with alfresco entertaining area
- Large 616m2 block with space for the boat or trailer
- Land rates - \$1,650pa approx.
- Water rates - \$1,200pa approx.
- Rental appraisal - \$660 - \$700pw
- Prime location close to shops, schools, public transport & easy access to the M1

3 BED | 1 BATH | 1 CAR

PRICE:
\$805,000

OPEN FOR INSPECTION:
N/A



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26 Cambridge Court Carrara

Total approx floor area 149m²



Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

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.