



SOLD

OPPORTUNITY TO ADD YOUR PERSONAL TOUCHES

This tidy home which has had the benefit of a renovation in recent years, would be ideal for the first home buyer, a young family, the astute investor or buyers looking to downsize to a lowset home.

The kitchen, bathroom, insulated roof and carpet are all just 3 years old and in excellent condition, with no need to update for many years to come.

With an enclosed front verandah ideal for a study nook, a full length covered patio at the rear of the home and easy care vinyl flooring to the kitchen/dining/laundry areas, these are just a few of the many reasons for making this one YOURS.

Additionally your home includes

- 3 generous sized bedrooms (2 with large built ins)
- Double tilt-a-door garage at the front with drive through access to the rear yard
- Double Colorbond 15amp powered shed with roller doors
- Airconditioning and ceiling fans
- Insulation and sisalation under roof
- Woodheater
- Downlights throughout
- 3kw Solar power with 10 panels on the roof
- Security screens and doors
- Colorbond fencing
- Enough yard for the dog and the kids to run

Homes with these features, in this location and at this great price are highly sought after, so be one of the first to inspect.

An independent rental appraisal suggests that a rental income of around \$300 per week may be achieved.

Conveniently located within walking distance to Bethany Lutheran Primary and Bremer State

3 BED | 1 BATH | 4 CAR

PRICE:
\$262,000

OPEN FOR INSPECTION:
N/A



Vicki Cunningham
0466895574
cunningham@atrealty.com.au
www.atrealty.com.au