



SOLD

**ATTRACTIVE INVESTMENT OPPORTUNITY:
LARGE 1101 SQM BLOCK, 3 BEDROOM HOME
WITH SHED - OFFERS OVER \$195K**

LARGE 1101 SQM BLOCK, 3 BRM, SHED, LOCATION, WALK TO TOWN-BUYERS OVER \$195,000

Discover an exceptional investment opportunity with this charming 3-bedroom home, ideally situated on a spacious 1101 sqm block. Located in a quiet inner suburb just a short walk from the town center, this property offers unbeatable value for first home buyers, renovators, or investors seeking a solid return.

Priced for buyers over \$195,000, this home is the most affordable in a prime location, making it a savvy investment.

Key Features

- **Spacious Block:** A generous 1101 sqm block provides ample space for various projects, additions, or even a second dwelling such as a granny flat.
- **Prime Location:** Just a short walk to the town center, this property offers convenience and potential for a small business due to its proximity to all modern amenities.
- **Solid Foundations:** Built in 1953 with solid hardwood foundations, this home has stood the test of time, with character features like high ceilings, stained glass encasement windows, tongue and groove internal walls, and impressive timber floors.
- **Flood Mitigation:** The house has experienced shallow flooding three times in 71 years. Raising the house by 100 mm or 200 mm would provide a permanent solution to periodic flood threats.

Home Layout

- **Living Spaces:** Spacious living areas with high ceilings create a comfortable and airy atmosphere.
- **Bedrooms:** Three well-sized bedrooms offer ample accommodation.
- **Additional Rooms:** Includes an entry office or rumpus room, a lounge, an open-plan dining/kitchen area, an internal laundry, a basic bathroom, and a separate toilet.

Outdoor Features

3 BED | 1 BATH | 2 CAR

PRICE:
\$185,000

OPEN FOR INSPECTION:
N/A



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