



FOR SALE

BARGAIN RENOVATOR!!!

IT IS WHAT IT IS!!!

This 3 bedroom, 1 bathroom, 1 car lockup garage unit is screaming for a little love, with potential to instantly capitalise, as it has been priced accordingly!

The most recent comparable sale in this complex for a semi renovated unit was only a few weeks ago at \$365,000, and similar properties in the vicinity are selling for as high as \$380,000!!!

What this property needs:

- *A re-paint of the ceilings and one minor repair
- *Minor kitchen upgrade
- *Re-grouting in the bathroom

That's it!

All of which could be carried out whilst living in the property.

The complex itself features a beautiful pool and a tennis court for your enjoyment, and a low Body Corporate Levy.

Situated in the quiet leafy surrounds of Linning Street, this Unit is only a 5 minute stroll to convenience shopping at the end of the street and a quick 2 minute drive to the M1.

For the investor:

Once the above work is completed, the rental appraisal on this unit is \$400pw.

It doesn't need to be stated, but properties in this price range are extremely scarce and almost non-existent now, so CALL ME NOW if you need further information, would like to know how to purchase from interstate, or to arrange a private inspection.

If this property is still available, there will be an open home this coming weekend.

3 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$299,000

OPEN FOR INSPECTION:

N/A



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