



# SOLD

## 1012 SQM BLOCK, 4 BRMS, 2 TOILETS, CLOSE CBD, CLOSE RIVER WALK & VIEWS, RECENT IMPROVEMENTS-ONLY \$295K

1012 SQM BLOCK, 4 BRMS, 2 TOILETS, CLOSE CBD, CLOSE RIVER WALK & VIEWS, RECENT IMPROVEMENTS, VERY TIDY- \$295,000.

High Vibes & Happy Living: Spacious Home with Character and Charm!

Welcome to your new sanctuary—a deceptively spacious home on a generous 1,012 sqm block, perfectly positioned near the CBD, scenic river walks, and stunning views. Priced at just \$325,000, this delightful 4-bedroom home is brimming with personality, recent updates, and endless potential for a first-time buyer or savvy investor.

### Key Highlights:

- 4 Bedrooms & 2 Toilets

Plenty of space for family living or accommodating tenants, with convenience and privacy for everyone.

- Move-In Ready with Quick Possession

The property is available for vacant possession, making it a seamless transition for eager buyers or investors ready to capitalize.

- Recent Upgrades

This home is bursting with thoughtful improvements that add value and comfort, including:

- o Brand-new ceiling fans and split air conditioners.
- o A Crimsafe front door screen and new front door for security and style.
- o Fresh fencing, new bathroom windows, a shower cabinet, and updated plumbing in the bathroom and kitchen.
- o Enhanced landscaping, new clothesline, TV antenna, and even fresh toilet seats for a polished finish!

### Charming Features:

- Timeless Details: Beautiful stained glass, sash, and casement windows, combined with high ceilings and timber floors, create a warm and inviting atmosphere.
- Masterful Design: The spacious master bedroom features modern robes, while the open-plan

4 BED | 1 BATH | 2 CAR

PRICE:  
\$295,000

OPEN FOR INSPECTION:  
N/A



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