



**SOLD**

## A ONE OFF PRICE REDUCTION

Invest or nest with large land and location location location. Contract fell over on finance so the owners have just committed to a one off price reduction as they are very motivated and this will remain on the market until sold at this new price. But for all you investors out there, you should pick up the phone and get a deal done as it will not last long and add this to your portfolio as great yields can be achieved. Maybe you are a first home buyer as it is rare to see houses like this come up in this price range so here is your opportunity to purchase a house at a great price.

Large block of land with plenty of space inside and out for the family to add a big shed and pool. This solid low set brick veneer home has plenty of space and is conveniently located a short distance from town, this property is a great entry point to the property market or addition to your investment portfolio sitting on a large 905 sq lot there is potential to sub dived or add a secondary dwelling (subject to council approval) to achieve higher than average rental yields in the area.

This property is walking distance to Emerald Centro shopping centre, Emerald High School and CQ university and the hospital medical services and so much more making it an ideal location for the growing family or investors looking for a long term development opportunity.

**4 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$220,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Errol Reibelt**  
**0415812557**  
errol.reibelt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)