



**SOLD**

## ANDERGROVE INVESTMENT OPPORTUNITY

Located in the heart of Andergrove and walking distance to schools, shopping centres, parks, daycare and so much more is this new to the market, highset, family home on a fully fenced 816m2 allotment. Upstairs consists of 3 carpeted bedrooms, the main having built in robes and all rooms have ceiling fans. There is a central bathroom with separate toilet, open plan lounge/dining and kitchen and stepping out to a lovely, large, covered, timber deck. Down the internal staircase, you have a large rumpus room with separate guests retreat and ensuite, great size laundry with super sized linen cupboard and the added bonus of a 3rd toilet. The property is fresh and tidy throughout with modern kitchen and flooring, aircon to main bedroom, security screening, window awnings, side access, a two bay shed and a double carport. If you are looking for a rock solid investment, this one has it all. Perfect for a large family, work from home option, teens or grandparents. The internal access is great for young children and there is loads of room in the back yard for a swimming pool if desired. There is also a bore on the property which is fantastic for the lawn and gardens and will keep the water costs down. Change over switch so you can hook up a generator if you lose power and the list goes on. Currently tenanted until 21st August 2025 at \$590p/w. PLEASE NOTE: As the property is currently tenanted, photos of when it was unoccupied are being used. Some extra maintenance has been done since eg: back and side fencing, balustrades on front stairs etc. Rates: \$1,844 per half. Call Jodie now for more info.

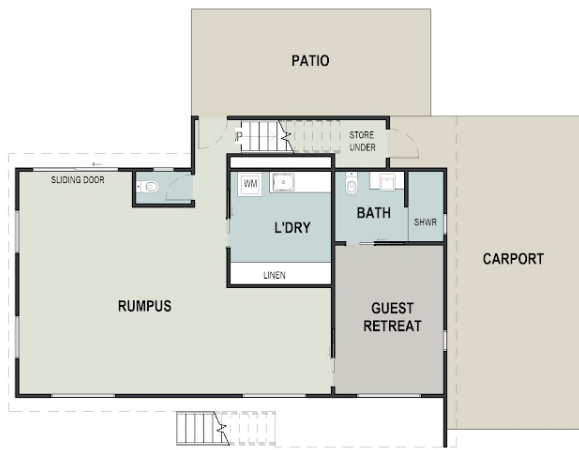
**3 BED | 2 BATH | 4 CAR**

**PRICE:**  
**\$597,000**

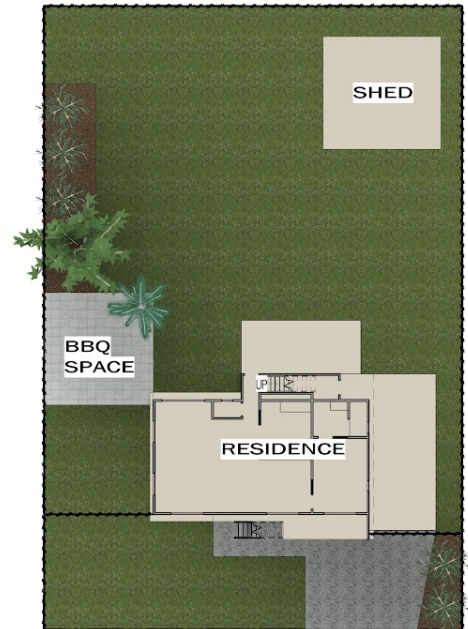
**OPEN FOR INSPECTION:**  
**N/A**



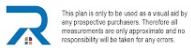
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FLOOR AREA (APPROX.)	
GROUND FLOOR RESIDENCE	86 m <sup>2</sup>
GROUND FLOOR PATIO	20 m <sup>2</sup>
GROUND FLOOR CARPORT	35 m <sup>2</sup>
FIRST FLOOR RESIDENCE	103 m <sup>2</sup>
FIRST FLOOR DECK	20 m <sup>2</sup>
TOTAL AREA	264 m <sup>2</sup>



FURLONG STREET



3 FURLONG STREET, ANDERGROVE

JODIE COWIN @realty

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.