

32 CALDWELL AVENUE EAST LISMORE

URI ROSS
PROPERTY

@realty



FOR SALE

EXCHANGED CONTRACT

Uri Ross Property proudly presents 32 Caldwell Avenue, East Lismore. This tastefully renovated 3 bedroom 2 bathroom timber home is ready for its new owners. Situated on an easy flat 615sqm allotment & is only 170m from Nielson Park this family friendly home is fully fenced and was not affected by the weather event in 2022.

Enjoy the open plan living area with its beautiful polished timber floor boards, fresh paint, the new appliances installed are still under manufacture warranty (2x Mitsubishi AC units, Electric Cooktop, Dishwasher). There are two new bathrooms, a 6.525Kw solar system, solar hot water, the home is completely re-plumbed, completely rewired and has all the downstairs storage one could possibly desire. The solar system is not only under warranty, though is set up using a hybrid inverter which is ready for a battery to be installed which will of course minimise grid power usage of an evening. Government rebates are available for battery installations.

The backyard is huge, a great space for families, a pool, and or a shed, the choice is yours!

Additional info:

- Rates \$2,886
- Walking distance to Lismore High school (800m) + Richmond River High School + Southern Cross University (1300m)
- 2022 weather event did not enter the home, approx 1.0m of water across the land
- Rental appraisal \$600 - \$630 p/w
- Close proximity to Wyrallah Road public school (600m) & Spar Shopping Centre (1300m)

What more can you want? This house is vacant + turn key ready and will be sure to impress! Call Uri today for more info

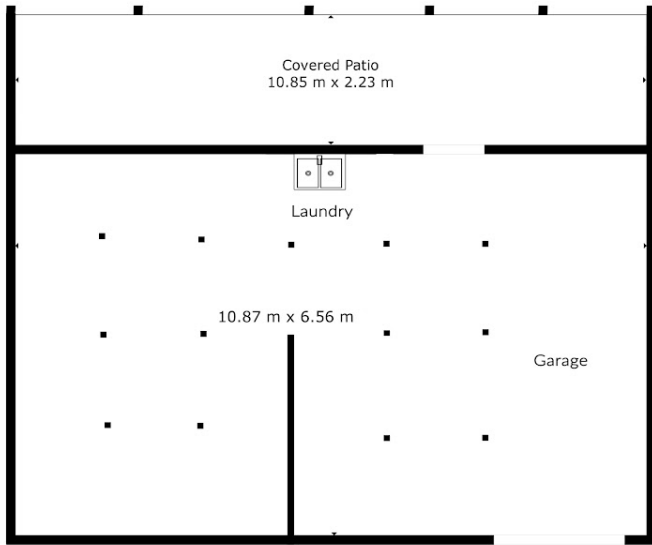
3 BED | 2 BATH | 1 CAR

PRICE:
\$630,000

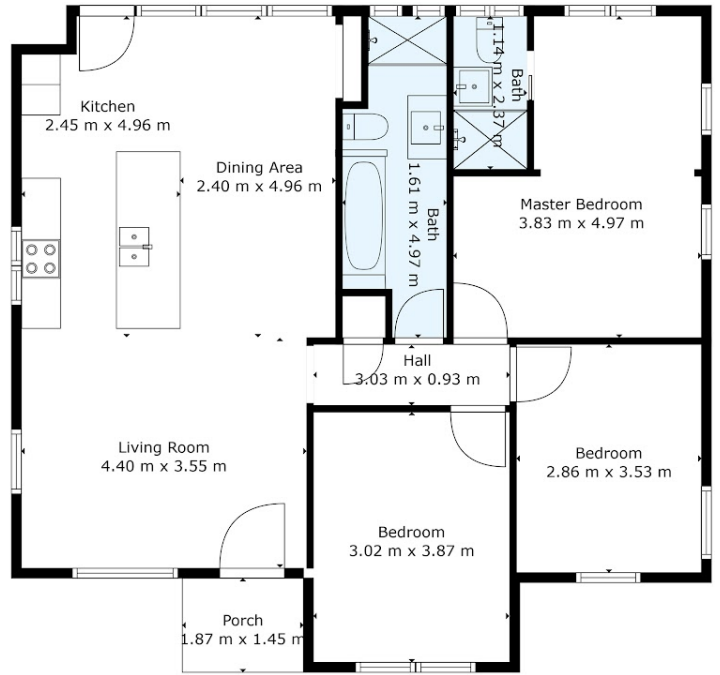
OPEN FOR INSPECTION:
N/A



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Ground



Floor 1



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.