



**SOLD**

**SOLD! MORE PROPERTIES WANTED!**

\*64B Amanda Drive, Camillo – Renovation Opportunity with Soul\*  
\*OFFERS FROM \$680K 3x1 | Quiet Street\*

Love a project? This solid 3-bedroom home sits on a neat block with a \*manicured backyard oasis\*—think flowing fishpond (Tenant will take with him), mature gardens, and leafy privacy. The front's tidy (trees just need a trim for street appeal), and windows/tiles/glass are all sound.

\*The upside:\*

- Perfect for renovators → good building structure
- Spacious lounge/dining, functional kitchen (one burner playing up), garage + side access
- Huge potential: fresh paint, LED lighting & floor coverings = instant lift

\*Honest notes:\*

- ceiling peels in entry/dining (roof fixed first!), bathroom dated, carpets/curtains tired, gutters need clearing and repairs. Budget ~\*\$50k\* and you've got a warm Camillo home.

\*Sell-fast option:\*

- happy to consider \*as-is offers\* from hands-on buyers.

\*Or\* we renovate → max price.

Make an Offer – call SHARON LAU 0431235541

\_Quiet street, handy to schools & Albany Hwy. Bring vision!\_

**WORKS NEED TO BE DONE**

Exterior

\*Garden/backyard:\*

- Well maintained, manicured perfectly. Love the tiny fish pond with flowing water—very calming!

\*Front of house:\*

- Neat overall, but the big trees need trimming; they're almost hiding the frontage.

\*Interior\*

\*Front entrance:\*

- Ceiling paint is peeling. Floor tiles are sound but need a professional clean.

\*Living/dining/kitchen:\*

- More ceiling peels + cracks in the dining area (painters can fix). Kitchen cabinets look tired—fresh paint would help, and \*one burner isn't working\* → better to replace the whole set.

\*Corridor:\*

- Tiles good; lights are dim → swap to brighter warm-LED bulbs to lift the gloom.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$650,000

**OPEN FOR INSPECTION:**  
N/A



**Sharon Lau**  
**0431235541**

sharon.lau@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)