



## FOR SALE

**A SALE YESTERDAY WOULD BE IDEAL, BUT NOT LIKELY TO HAPPEN! CASH BUYER SWOOPED ON THIS AND CLAIMED IT**

Interstate owners have held this investment for almost 12 years, but circumstances require them to find a new owner in a hurry.

In fact, the clock is ticking every moment of each day from now to Auction deadline, and that said, opens the door for some very astute person to swoop on this and make an offer that stops the auction completely.

The villa has much to offer with all 3 bedrooms built-in, ensuite to the master, and 2nd bathroom also. The double garage is remote controlled, and the roomy air-conditioned living area is off the kitchen. The kitchen is well appointed with plenty of cupboards and dishwasher.

Currently tenanted at \$360/wk with lease ending 14 July, 2016 means inspections are best conducted each Saturday prior to auction on the 2nd July, and at least 24 hrs notice also helps for the tenant. Pedestrian access is permitted at the side of the front gate near the office reception.

Residing at The Grange offers security to the residents and easy access to Bus & Train. Most other amenities are very handy as well.

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

**PRICE:**

Sold Auction Eve!

**OPEN FOR INSPECTION:**

N/A

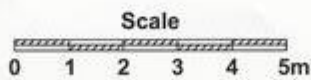


**Col Street**

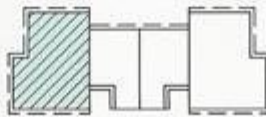
dealsdone@atrealty.com.au

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

# Malbec



UNIT CONFIGURATION APPEARS IN  
CLUSTER DD AND CLUSTER BB.  
MIRRORED CONFIGURATION APPEARS  
ON OPPOSITE SIDE OF CLUSTER.



CLUSTER - DD



CLUSTER - BB

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.