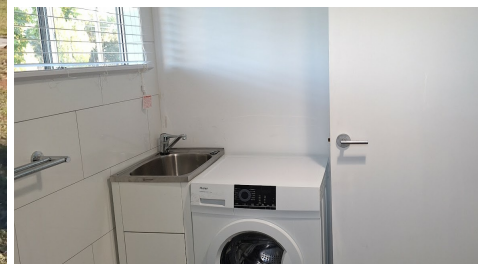


82 MINGELO STREET, TOTTENHAM, NSW, 2873



@realty



FOR SALE

SOLID HOME, SOLID INVESTMENT.

This totally renovated residence combines comfortable country living with modern conveniences. The thoughtful floor plan features three generously sized bedrooms, a welcoming lounge area, and a modern new family bathroom/laundry. The kitchen/dining comes equipped with modern amenities including brand new appliances, while climate control is assured through the efficient air conditioning system.

Outdoor living is a true highlight of this property. The entertainment area provides the perfect setting for hosting gatherings with family and friends, while the expansive grounds offer endless possibilities for gardening enthusiasts or those seeking space for outdoor activities.

Key Features Include:

- Totally renovated inside and out
- Great long term tenants in place, 12 months with a 12 month option
- Top rental returns
- Three comfortable bedrooms
- Spacious lounge room
- Modern kitchen with all new appliances
- Air conditioning, 2 x new split system AC for year-round comfort
- Generous entertainment area, spacious undercover back verandah
- Expansive, 2,023m² block, clean yard, easy to mow

This property represents a fantastic investment opportunity, with great long term, professional tenants. The house is solid concrete block and has just undergone a major transformation inside and out. Sparkling new including a whole brand new, fully insulated roof, with nothing to do for many a year except collect the rent. Currently rented at \$350 per week on a 12 month lease with option to extend with a 10% increase for a further 12 months minimum. Don't miss a great opportunity to secure a top investment property. Please note: Agent declares interest.

3 BED | 1 BATH | 2 CAR

PRICE:
\$350,000

OPEN FOR INSPECTION:
N/A



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