



# SOLD

## INVESTMENT OPPORTUNITY OR GREAT FIRST TIME BUY - UNDER CONTRACT

Uri Ross Property proudly presents 1/6 Frederick Street, Lismore Heights. Tucked away in a quiet cul-de-sac, this two-bedroom, one-bathroom split-level brick unit offers the perfect combination of privacy, low-maintenance living, and convenience. Elevated to capture cooling breezes, the home enjoys sweeping views north to The Nightcap Range, making it a peaceful retreat at the end of each day. An excellent opportunity for investors or first time buyers seeking a low-maintenance home in a convenient location.

The layout is practical and welcoming, with open living spaces that flow onto the elevated outlook. Both bedrooms are well-sized, and the design makes the most of the natural light and leafy surroundings. A secure garage provides both parking and additional storage, adding to the home's functionality. Enjoy the rear entertaining area. This private outdoor space is ideal for relaxing or hosting friends while enjoying the breezes and scenery from the hillside.

The property is set up for an easy-care lifestyle, giving you more time to enjoy the views rather than worry about upkeep. Positioned close to local amenities, shops, and schools, it offers a convenient base while still maintaining a quiet residential feel. Whether you're looking for your first home, downsizing, or adding to your investment portfolio, this property is a solid choice in a sought-after location.

### Fee's:

- There are no strata fee's as it is only 1 of 2 units
- Council rates are approx \$3051 PA including water

For more information, call Uri today.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

2 BED | 1 BATH | 1 CAR

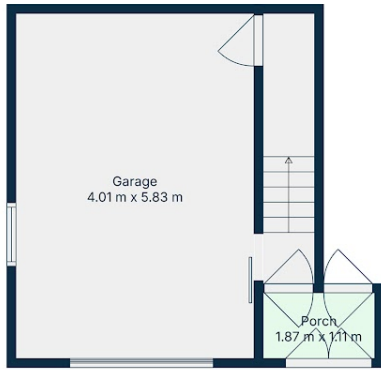
PRICE:  
\$502,500

OPEN FOR INSPECTION:  
N/A

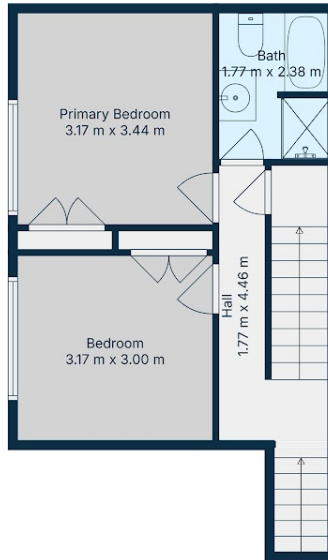


**Uri Ross**  
**0423280278**

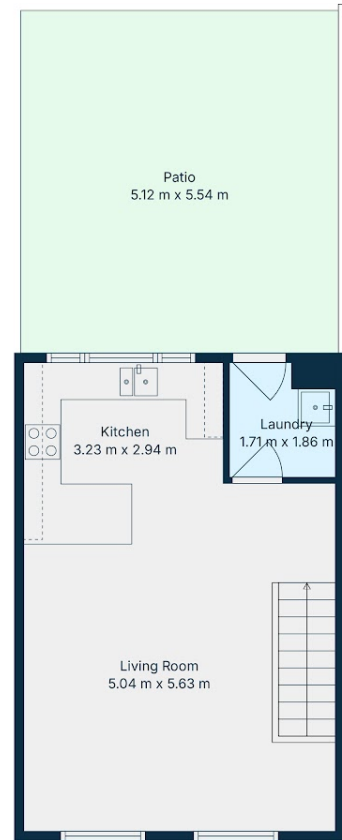
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Ground Floor



1st Floor



2nd Floor



1/6 Frederick Street, Lismore Heights

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

2 1

Residence: 93m<sup>2</sup>  
Garage: 23m<sup>2</sup>  
Excluding patio and porch areas

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.

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