

## FOR SALE

### BRICK VENEER ON ELEVATED DOUBLE BLOCK

A rare option for the area this property deserves your immediate attention! On an elevated 1079 sqm of land sloping towards the quiet street this very tidy and well maintained home has many benefits for owner occupiers and investors alike.

- \*\* 3 generous bedrooms.
- \*\* Ceiling fans and / or Air Conditioning throughout.
- \*\* Formal lounge and dining.
- \*\* Seperate bath, seperate shower, seperate laundry and second toilet.
- \*\* Lots of kitchen cupboard space plus meals and breakfast bar.
- \*\* Hardwood floors with more to be uncovered if wanted.
- \*\* Approved covered patio surrounded by private paved courtyard.
- \*\* Secure garage with built in workshop and auto roller door.
- \*\* Grid Solar and Solar Hot Water.

The big rear yard offers a garden shed and room for the kids to play, pets to roam, add a vegetable garden or explore your development options STCA. This property is ready to live though any upgrades will surely make for solid growth as a part of your property portfolio in this sort after area.

Interest will be high so don't delay, contact Ron Plowman to register your interest.

Disclaimer: While 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 satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

3 BED | 1 BATH | 1 CAR

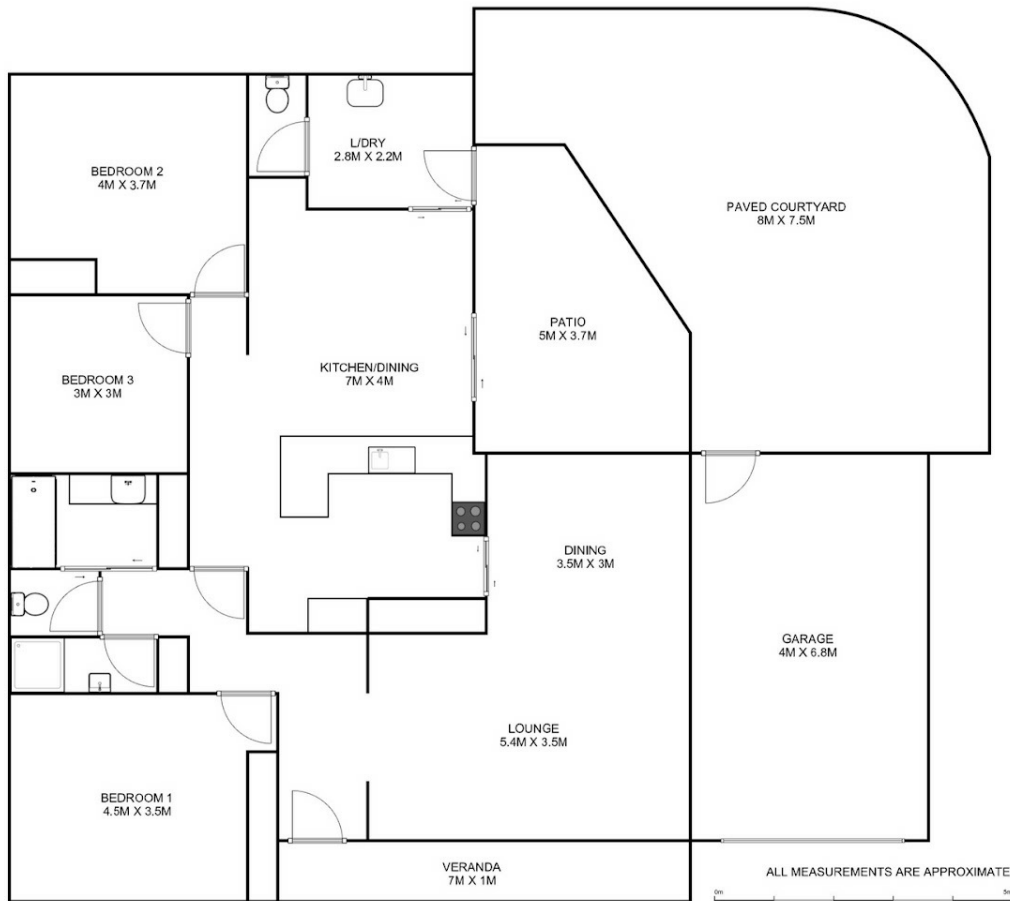
PRICE:  
\$550,000

OPEN FOR INSPECTION:  
N/A



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# 3 McLean Street



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.