



**SOLD**

## VALUE, LOCATION AND RETURN IN ONE PACKAGE!

Offering exceptional value and GREAT location this 8 year old townhouse is a GREAT addition to any property portfolio.

Featuring an open plan layout with kitchen/lounge/dining downstairs, and the convenience of an additional toilet, with separate laundry. Upstairs you will find 2 bedrooms and a modern bathroom.

Features:

- Secure single car garage with remote.
- Airconditioned lounge
- Small complex of 18 units
- Within easy walk of all amenities, 1km to shops, 1.7km to train station and located high and dry in an elevated position!
- Rental return of 6.8% from day 1 of purchase, with the long term tenants already in place at \$290 p/wk and hoping to stay on. Low bodycorp of \$31p/wk.

Investors look no further!

Call Paivi to book your inspection today...

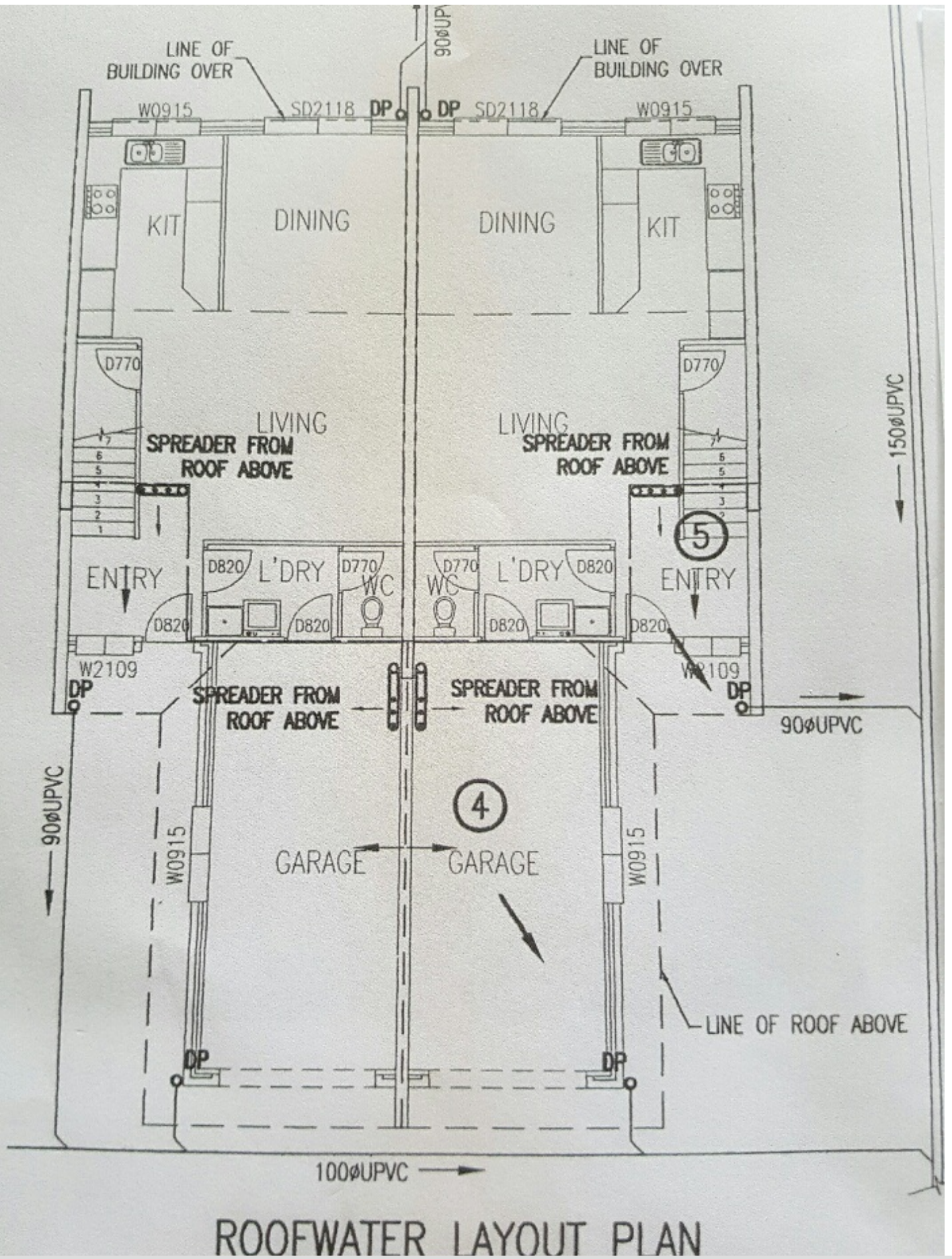
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$220,000

**OPEN FOR INSPECTION:**  
N/A



**Paivi Dickie**  
**0412909541**  
paivi@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



# ROOFWATER LAYOUT PLAN

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.

SCALE 1:100