



**SOLD**

**NEEDS A MAGIC WAND OR SOME IMAGINATION  
- ENTRY LEVEL INVESTMENT!**

IT'S VACANT NOW!!! Owner reduced price by \$10k to offers over \$259,000 for quick sale! Best value investment in Clayfield.

Simply give it a new look, some love, and make it a great investment to hold onto for years to come.

This complex has stood the test of time, and one resident has enjoyed living here for 30 plus years.

Yes, it only has one (1) bedroom, one (1) bathroom, One (1) eat-in kitchen, one (1) lounge, and one (1) garage, but all of those [ONES] are very spacious.

Transport to the city is very close by, and so too are local shops and market. Major shops are a quick few minutes back along Sandgate Road.

The community pool and B B Q are well received by the residents.

Priced to sell very quickly!

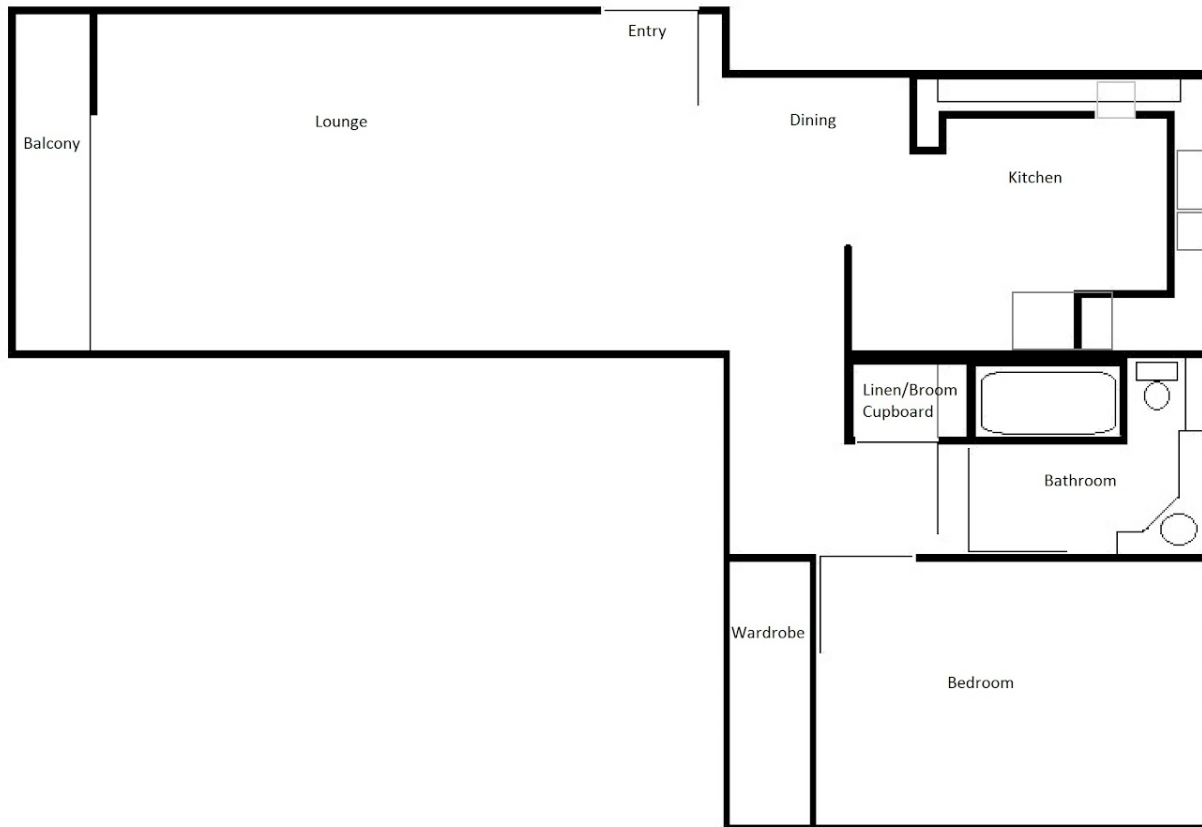
**1 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$250,000

**OPEN FOR INSPECTION:**  
N/A



**Col Street**  
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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.