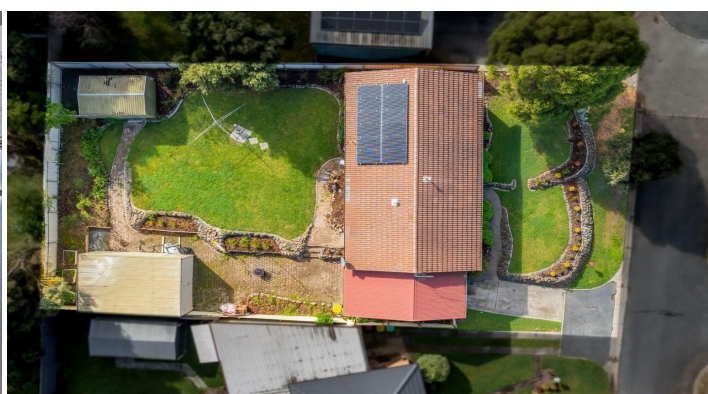


For Sale



24 Yellow Gum Way, Thurgoona

\$479,500



Rentals & Sales since 1995



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24 Yellow Gum Way, Thurgoona

LEASE EXPIRY:		12 April 2024	PRICE:	\$479,500
LAND SIZE:		774 m2	CONSTRUCTION:	Brick veneer
ZONE:		R1 General Residential	ROOF: Tile	SOLAR: Small
AGE:	1981	BR1: BIR, c/fan	BR2: BIR, c/fan	BR3: BIR, c/fan
LIVING AREA:		Lounge & Dining	BENCH COOKTOP:	Electric black glass
HEATING:		Gas Furnace	WALL OVEN:	Elec Fan Forced
COOLING:		Split System	BATHROOM:	Shower & bath
HOT WATER:		Electric mains	TOILET:	One
CITY RATES:		\$1,629.65 p.a	CARPORT:	R/C roller door
WATER RATES:		\$855.25 p.a + usage	GARAGE:	Large Single
RENT:		\$430pw until April 2024	STORAGE:	Garden Shed

Renovated, Tenanted, and Portfolio Ready

This 3 bedroom home had many things updated or replaced in early 2023: it was freshly painted, and had new tiling, carpet, blinds, lights & fans installed, as well as new landscaping with fresh bark and new plants, and more. Each of the bedrooms has a ceiling fan and built-in-robres. A gas wall furnace and reverse-cycle split system air-conditioner provide climate control.

The carport includes a remote control roller door, and the spacious yard includes an oversize single garage, large garden shed, and raised tubs for vegies. This very liveable family home is located near bus stops, a playground, walking tracks, and Thurgoona Primary School. It is tenanted until 12 April 2024 at \$430 per week, and enjoys easy access to arterial roads and the Hume Freeway. With all the work done and good tenants in place this home is a great addition to your investment portfolio.

Inspection By Appointment – call 02 6025 8000 or email info@nhre.com.au.

For more see www.nhre.com.au

Whilst every care is taken to supply accurate information we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries.