

For Sale - House



\$349,000

9 Sarson Rd, Glenroy



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POSSESSION:	Tenanted or Vacant	PRICE:	\$349,000
LAND SIZE:	460 m2	CONSTRUCTION:	Brick veneer
AGE: 1994 ZONE:	R1 General Residential	ROOF:	Tile
BR1: BIR	BED 2: Built-in-robe	BED 3: No BIR	YARD: Level
LIVING AREA:	New shutters	DISHWASHER:	Yes
HEATING:	Gas wall furnace	OVEN/COOKTOP:	Gas upright
COOLING:	Ducted Evaporative	BATHROOM:	Shower & bath
HOT WATER:	Gas continuous flow	TOILET:	One
COUNCIL RATES:	\$1,208 p.a	INSULATION:	Batts
WATER RATES:	\$852.45 p.a + usage	GARAGE:	Single
RENTAL:	\$305 (\$340 Nov)	UNDERCOVER AREA:	Yes

A Pocket Rocket – compact & cute

This 3 bedroom home is in sought-after Norris Park Estate, and enjoys the outlook to a greenbelt area. It feels great inside with plenty of natural light, new plantation shutters, and renovations done in 2016. The master bedroom has large built-in-robos and access to the 2-way bathroom. Bedroom two has built-in robes, whilst the third could be used as a study or children's bedroom.

Living space includes a lounge, dining room, and long undercover bbq area accessed by sliding doors. Gas heating and ducted evaporative cooling will keep you comfy all year round. The kitchen looks onto the backyard and includes plenty of cupboards, a gas cooker, and dishwasher.

Investors note: the tenancy has been in place since 2017 and the rent can be raised to \$340 pw in November. Alternatively an owner-occupier could move in with a minimum of 30 days notice once exchange has occurred.

This is a lovely compact house on a small block at the end of a cul-de-sac. This means you can enjoy the convenience of a unit-size home but without sharing a driveway or land with another property. Nearby are parks, bus stops, a child care centre, school, and shops.

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