

For Sale



\$327,500

357 Wahroonga Rd, Lavington

Nigel Horne
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POSSESSION:	Vacant	PRICE:	\$327,500
LAND: 518 m2	HOUSE: 95 m2	CONSTRUCTION:	Brick Veneer
AGE: 1970	ROOF: Tile	FLOOR: Brick Piers &	Floorboards
HEATING:	Gas with back vent	AIRCON: Split System	& wall style
BR1: BIR & fan, new carpet		BR2: BIR & fan, new carpet	
LOUNGE:	New carpet	MEALS AREA:	Vinyl flooring
KITCHEN:	Gas cooktop, Elec oven	TOILET:	One
BATHROOM:	Shower over bath	HOT WATER:	Electric 135 litre
LAUNDRY:	Two cupboards	DOUBLE GARAGE:	Shelving
ZONING:	R1 General Residential	BACKYARD:	Fully fenced
CITY RATES:	\$1,311 pa	POTENTIAL RENT:	\$340 per wk
WATER RATES:	\$852 pa + usage	LOCAL VACANCY:	Less than 1%

This partly renovated 2BR house gives you the best of both worlds: a unit-sized home without the big yard of a normal house block; and the convenience of being on your own separate block and title with no strata, no shared driveway, and no common property.

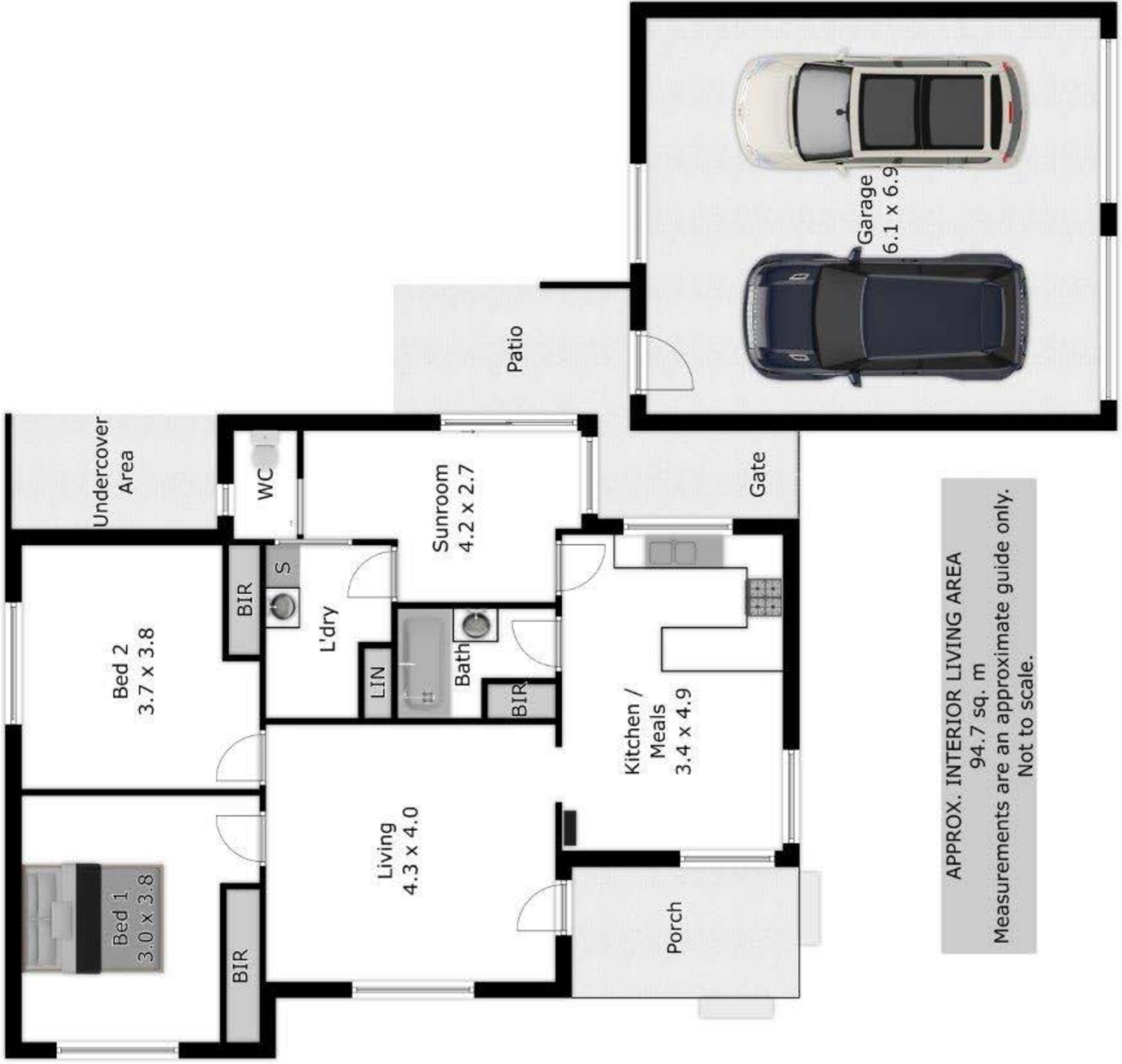
Each bedroom has new carpet, built-in-robos, and a ceiling fan. The lounge also has new carpet, a split-system for heating and cooling, and a gas heater. The meals area includes a rear vent from the gas heater and an older wall-mounted airconditioner. The modernised kitchen includes a gas cooktop and electric oven.

The bathroom, laundry, and toilet are all separate, and a small utility room leads out to the level backyard which has an alcove suitable for a fernery. The double garage includes shelving and has a rear pedestrian door.

This great property could suit a first home buyer, retiree, or an investor for whom it could be leased at \$340 per week. It's only 650 metres from the Lavington Square Shopping Centre, and is even closer to Urana Rd Place Shopping Centre, bus stops, Coles, a medical centre, parks, and bicycle tracks.

Inspection By Appointment - 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.



APPROX. INTERIOR LIVING AREA
 94.7 sq. m
 Measurements are an approximate guide only.
 Not to scale.