

For Sale



\$815,000 538 McDonald Rd, Lavington 1 of 2



Nigel Horne

REAL ESTATE

Rentals & Sales since 1995

House



3



1



1

www.nhre.com.au ph: 02 6025 8000

Two Homes, One Title, Zero Strata

HOUSE:	538 McDonald Rd	ROOF:	Iron
HOUSE AGE:	Circa 1958	WALLS:	Weatherboard
LAND SIZE:	702m2 combined	FLOOR:	Timber
BED 1:	BIR, Fan	BED 2:	Fan
		BED 3:	BIR, Fan
HEATING:	Gas	AIRCOND:	Ducted Evaporative
KITCHEN:	Gas cooktop & oven	LIVING AREA:	Lounge & meals
BATHROOM:	Shower & bath	TOILET:	One
CARPORT:	One	HOT WATER:	Gas
ZONING R1:	General Residential	GARDENSHED:	One
RATES:	\$1,869.21 (unit & house)	POSSESSION:	Vacant
WATER:	\$883 + usage (house only)	POTENTIAL RENT:	\$450 wk

This lovely 3BR home is combined with the adjacent 2BR unit on the same title, so there's no strata. It needs nothing done before you occupy it and lease the unit, or you can lease both because they have vacant possession.

Renovations have been done at the house and it looks awesome. Two of the three bedrooms have built-in-robos and all have a ceiling fan. Gas heating and ducted evaporative cooling provide climate control.

The lounge and meals area enjoy plenty of natural light. A gas cooktop, and fan-forced oven equip the kitchen, and the all-white bathroom looks great.

The yard includes a garden shed, courtyard, shady trees, and a carport.

Parks, bus stops, schools, and shops are nearby. This delightful duo is ideal for investors who want complete control of the two residences by not having to deal with a strata situation.

For more visit 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 and to consult with their conveyancer/lawyer.

For Sale



\$815,000 **538 McDonald Rd, Lavington** **2 of 2**



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Unit



2



2



1

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Two Homes, One Title, Zero Strata

UNIT ADDRESS:	447 Bownds St	CONSTRUCTION:	Hardiplank	
TOTAL LAND:	702m2 combined	FLOOR:	Timber	
UNIT AGE:	2012	ROOF:	Colorbond	
BR 1:	BIR, ceiling fan	BR 2:	BIR & fan	
COOLING:	Evaporative			
LIVING SPACE:	One open area		HEATING:	Gas
KITCHEN:	Gas & electric cooking, dishwasher	TOILETS:	Two	
BATHROOMS:	Two (ensuite & main)	HOT WATER:	Gas	
SHED: x1	WATER TANK: x1	CARPORT:	R/C roller door	
CITY RATES:	\$1,869.21 (unit & house)	POSSESSION:	Vacant	
WATER RATES:	\$883 + usage (unit only)	FUTURE RENT:	\$420 per week	

This modern 2BR unit is combined with the adjacent house on the one title so there's no strata. It needs nothing done before you occupy it and lease the house, or you can lease both because they come with vacant possession.

The large open lounge, and meals area provide plenty of living space. A gas heater and ducted evaporative cooling provide year-round comfort. The kitchen includes gas & electric cooking, and a dishwasher. Both bedrooms include generous built-in-robos, and the master has an ensuite.

The single carport has a remote-control roller door, and the backyard includes a garden shed and water tank.

The front courtyard includes privacy screens and is accessed via the deck. Parks, bus stops, schools, and shops are nearby.

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