



8 Montgomery St, Svensson Heights



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT! (24 HOURS, ABOVE ASKING PRICE)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome inner-city opportunity which represent great bang for buck, bring your paint brush and your put your renovator cap on!

Situated in handy location close to shops, Norville School (300m) and walking distance to almost everything. This property has awesome bones and is ripe for the renovator / investor with plenty of scope to value add. EXECUTOR OF THE ESTATE HAS GIVEN STRICT INSTRUCTIONS TO SELL IMMEDIATELY!

Features include:

- 3 bedrooms
- Solid brick & hardwood construction, hardwood framed
- Good sized living area & dining room
- Centrally located kitchen, needs TLC
- FIRST TIME OFFERED TO THE MARKET EVER, which speaks volume for the highly sought after area
- Single bay shed @ the rear + carport, plenty of room for the boat/van
- HUGE fully fenced 870m2 allotment with side access, potential to

3 bedrooms 1 bathroom 2 car spaces 870 m2

Price	SOLD
Property Type	Residential
Property ID	199
Land Area	870 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



subdivide (stca)

- Family friendly area, close by are a variety of parks, bike track, shops & schooling
- Ideal starter home with some TLC required, or would make a great investment property etc with great returns on offer for an entry level price
- Endless options here, ideal “ flipper ” with the market not slowing down anytime soon, renovate and reap the rewards.
- Opportunity to renovate and rent out once completed with POSITIVE RETURNS on offer, sit back while this one makes you money each week!
- Ideal for the tradesman / budding investors whom can undertake the renovation themselves leaving MORE PROFIT in your pocket!!!
- Livable in it current condition whilst you renovate, opportunity to add instant equity!
- Current Rental app @ \$290+ per week as is with some repairs required
- POLISH THE FLOORS, NEW KITCHEN, NEW BATHROOM, ADD SOME PAINT AND A DECK & BOBS YOUR UNCLE, why pay for someone else's renovation and fill their pockets!
- HANDY MEN, CHIPPY'S, SOMEONE WANTING TO START THEIR INVESTMENT PORTFOLIO THIS ONE IS A NO BRAINER AT THIS PRICE! SERIOUSLY GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!

IF YOU HAVE BEEN SEARCHING FOR A PROJECT WITH GOOD BONES AND LOCATION STOP LOOKING. PRICED ON THE MONEY FOR IMMEDIATE SALE, MUST BE SOLD & AWAITING YOUR INSPECTION! MUST BE SOLD TO FINALIZE THE ESTATE!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

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