



30 Sydney St, Kepnock



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT

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, and walking distance to a variety of schools and the CBD. This property is priced for immediate sale with the elderly owner downsizing their portfolio, this MUST BE SOLD! ALL OFFERS ARE STRONGLY ENCOURAGED--- UNDER STRICT INSTRUCTIONS TO SELL IMMEDIATELY!

Features include:

- 2 large bedrooms + office
- Generous proportions, high ceilings, character filled
- Good sized living area & dining room, nicely landscaped and private yard
- Centrally located kitchen, plenty of bench space
- One elderly owner for 20 years, needs some TLC however this is reflected in the price
- Freshly painted exterior, ceiling fans, concrete stumps

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| Price | SOLD |
| Property Type | Residential |
| Property ID | 202 |
| Land Area | 792 m2 |

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



- HUGE 3 BAY SHED @ the rear, ideal for the handyman or renovator who wants to value add and rent/profit (2 car accom + workshop)
- Large fenced 792m2 allotment with side access, walk to shops & cbd, bus stop at front door
- 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
- Current long term tenant in place at \$250 p/w on a month to month basis, willing to stay on or relocate if required
- Current Rental app @ \$280+ per week as is even more if you tidy up and throw some paint around, do the sums then call me
- 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! OWNERS OPEN TO OFFERS AND WANT THIS SOLD YESTERDAY! PROPERTIES IN THIS PRICE BRACKET ARE SELLING IN A MATTER OF HOURS, SO BE VERY VERY FAST!

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

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

Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document*

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