

Sold

**3 BEDS + RUMPUS
on 1249m2**

27 Wainwright St, Svensson Heights



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT (\$12,500k above asking price in 48 hours)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome property perched on one of the biggest residential lots you will find in 4670!

Situated in handy location close to shops, schooling, day care and walking distance to almost everything. This property offers some serious bang for buck and will be sold quickly!

Features include:

- 3 large bedrooms
- Solid hardwood construction, hardwood framed
- Good sized living area & dining room, polished timber flooring, A/C throughout
- Centrally located kitchen with plenty of bench/ cupboard space, gas cooker
- Original & neat bathroom with separate toilet
- DOUBLE SHED @ the rear, plenty of room for the boat/van & all the toys
- Large fully detached RUMPUS/ TEENAGERS RETREAT/ GAMES

 3  1  2  1,249 m2

Price	SOLD
Property Type	Residential
Property ID	209
Land Area	1,249 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



ROOM which offers an added space for the kids to play or a great space for guests to stay (would make a great granny flat)

- HUGE fully fenced 1249m2 allotment with side access, massive upside here with the potential to subdivide (stca) and reap the rewards!
- Plenty of side access on offer with fully separate concrete drive way to the rear, double gate entrance
- Family friendly area, close by are a variety of parks, bike track, shops & schooling
- Ideal starter home with some cosmetic TLC required, or would make a great investment property etc with great returns on offer for an entry level price
- Great investment option with super tenant in place paying \$320 per week (periodic lease) willing to stay on or vacate if required New rent app = \$350 per week!
- Investors do the number on this one, POSITIVE RETURNS on offer, just sit back while this one makes you money each week!
- Ideal land bank investment, sit back and let the tenant pay the property off whilst you plan the sub division or additional dwelling (stca) in the future
- Some cosmetic TLC required, priced accordingly, ideal for the first time investor/ tradie!
- You will not find better value in the current market with so much potential on offer and such great returns, be very quick! 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!

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

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

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