



21 Montgomery St, Svensson Heights



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS - 25+ Offers sold \$61,000 above asking price!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome opportunity which represent great bang for buck.

*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 9TH AUGUST 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES - We ask all buyers please READ THE ADD COPY IN FULL prior to contacting the agent***

Situated in handy location close to shops, Norville School (300m) and walking distance to almost everything. This property has been in the same family for over 60 years (one owner) and has been exceptionally well kept. This great opportunity is ripe for the renovator / investor / first home buyer, with plenty of scope to value add on offer in a terrific central location!

Features include:

- 3 large bedrooms
- Solid hardwood construction, hardwood framed, New roof in 2014 (approx)
- Good sized main living area & dining room + additional second

3 2 2 808 m2

Price	SOLD
Property Type	Residential
Property ID	306
Land Area	808 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



lounge/ utility room

- Large Centrally located kitchen, neat original order
- 2 bathrooms (one original, one newly renovated), Solar HWS
- Newly renovated main bathroom with single vanity, shower & bath (BRAND NEW)
- Huge master bedroom, all rooms are generous in size, A/C
- Single bay 8m shed @ the rear + carport + multipurpose room at the rear of the shed fully powered & lit
- Plenty of room for the boat/van/ pool if required. 100% Flood Free location
- HUGE fully fenced 809m2 allotment with dual side access, new hardwood fencing to the front, rear and one side (mower strips)
- Family friendly area, close by are a variety of parks, bike track, shops & schooling
- FIRST TIME OFFERED TO THE MARKET EVER, which speaks volume for the highly sought after area
- Ideal first home with the ability to live, save and renovate as you go knowing your improvements will add value
- Alternatively, a great investment property etc with great returns on offer for an entry level price
- Current rental appraisal @ \$430 - \$450+ per week, 100% FLOOD FREE PROPERTY
- Lovely hardwood floor boards under the carpet, ideal to polish and transform the look of the home instantly
- Endless options here, ideal “ flipper ” with the market not slowing down anytime soon, renovate and reap the rewards or keep and add to the rental portfolio
- Opportunity to rent out as now or paint/ polish & update prior
- Ideal for the tradesman / budding investors whom can undertake the updates themselves leaving MORE PROFIT in your pocket!!!
- Neat & tidy condition, presents well, great curb side appeal
- HANDY MEN, CHIPPY'S, SOMEONE WANTING TO START/ADD TO 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 GREAT HOME LOADED WITH POTENTIAL IN A GREAT CENTRAL LOCATION STOP LOOKING. PRICED ON THE MONEY FOR IMMEDIATE SALE, THIS ONE WILL ATTRACT SOME SERIOUS INTEREST!

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!

At a glance:

Bedrooms: 3

Bathrooms: 2

Living: 2

Car Accommodation: 2

Land size: 808m²

Pool: No

SHED – No

A/C – Yes

SOLAR – HWS only

Rates - \$1650 p/h Approx

Rent Appraisal - \$430- \$450+ p/w

****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******

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.