

Sold



12 Kilcoy St, Gunnedah







## Huge Potential!

12 Kilcoy Street, Gunnedah is a three bedroom, one bathroom home with a detached single garage located in a quiet residential street and boasts a spacious living area with plenty of natural light.

Internally, there are 3 large bedrooms with ceiling fans in 2 of the bedrooms and a refrigerated air conditioner unit in the living area. The central bathroom and tidy kitchen are both functional, however; could easily be transformed into beautiful, modern spaces.

A very appealing feature of this property is its large almost 1200m<sup>2</sup> block. The backyard is a blank canvas waiting for a new owner to create their dream outdoor space, with the block being large enough to accommodate a pool, impressive garden and outdoor entertaining area.

Tenants are in a current lease, currently paying \$340 per

 3  1  3  1,191 m<sup>2</sup>

Price SOLD for  
\$290,000

Property Type Residential

Property ID 1182  
Land Area 1,191 m<sup>2</sup>  
Floor Area 102 m<sup>2</sup>

### Agent Details

Hayley West - 0492 801 494  
John Harford - 0408 607 880

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH  
NSW 2380

week which expires mid July 2023, providing a gross rental yield of 5.8%.

This property presents a fantastic opportunity for first home buyers, renovators or investors to purchase and quickly add value through renovations. With some work, this property has the potential to be transformed into a stunning family home.

If this sounds like the opportunity you have been waiting for, contact our team now to arrange your private inspection!

**DISCLAIMER:** Whilst all care is taken with the information supplied no warranty is given and you must rely on your own enquiries.

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02 6742 6677



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