



## Great Opportunity for Investors or First Home Buyers!

Set on a 761m<sup>2</sup> block is this cosy home that will catch the eye of first home buyers and investors wishing to add to their investment portfolio. This residence is situated next to a large park with side access, a short walk to Gunnedah Golf Club, the View Street Shop, skate park and schools.

The property offers:

- Three bedrooms with two having built in wardrobes
- A modern bathroom with separate toilet
- Open plan kitchen, living and dining area
- Second living area with brand new carpet
- Laundry with yard access
- Evaporative cooling and a split system
- Large undercover entertaining area out the back
- Lock up storage

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Price	SOLD
Property Type	Residential
Property ID	935
Floor Area	761 m <sup>2</sup>

### Agent Details

John Harford - 0408 607 880

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH  
NSW 2380  
02 6742 6677



**LAKEFORD**  
**REAL ESTATE**

- Single carport at the side of the house with rear access

This property is currently receiving a rental income of \$320.00pw that is a rental yield of 7.4%.

Give John or Georgia a call to find out more information or book an inspection at this property.

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