

Bardwell Valley

9/30 Wilsons Road



\$600K

POTENTIAL PACKED VILLA WITH SIZE, LIGHT AND LOCATION

Ideally situated in a quiet pocket close to all the action, this tidy single level home is a real attention seeker in need of some TLC or a creative makeover. Whatever the motivation, it offers a great opportunity to buy into the popular Bardwell Valley market and add some excellent value to an affordable property. It is presented in a good solid condition and ready to live in or rent out straight away while planning its future and capitalising on a great location.

- Quietly tucked away in a well maintained complex of 12 villas
- An elevated setting that captures district views from the rear
- Two great sized bedrooms, full bathroom and internal laundry
- Generous living space and a large kitchen in need of upgrading
- Private grassed garden plus lock up garage on title



ADDITIONAL DETAIL

Council Rates	\$276/qtr (approx)
Strata Fees	\$465/qtr (approx)
Water Rates	\$187/qtr (approx)
Type	House
Sold Date	01/04/2019

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APPROXIMATE AREAS	
Residence	97 sqm
External	57 sqm
Total	154 sqm
OUTGOINGS	
Council Rates	\$276 pq
Water Rates	\$187 pq
Strata Levies	\$465 pq



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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, The IW Agency Pty Ltd (trading as Cobden & Hayson Earwood/Mairackville), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson