



**PRICE GUIDE:** \$240,000.00

Area: 640 m2

Council Rates: \$3,489.96 p.q.

## Sold By Nathan Lynham 0427695162

Situated in the quiet Suburb of Mount Louisa, is this low set solid brick home that is suitable for the astute investor or perfect for that first home buyer.

### THE PROPERTY

- Lowset Family home
- Situated on a 640sqm allotment
- 3 good size bedrooms
- Open plan lounge & dining room
- Neat and tidy kitchen
- Family size main bathroom
- Double carport
- Security screens throughout
- Established gardens create a secluded feel
- Large yard
- Rates - \$3,489.96 per year
- Currently tenanted at \$310 per week
- Moments to quality Junior and Senior school



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