



**PRICE GUIDE:** \$205,000.00

Area: 809 m2

Council Rates: \$3,702.46 p.q.

### Under Contract By Nathan Lynham 0427695162

Offering an excellent opportunity for future capital appreciation, this original home offers significant scope to transform with a fresh canvas on which to renovate and reap the rewards.

Within 6km of the CBD, the home is a short drive to hospitals, schools, TAFE, public transport and local amenities and within walking distance to the corner stores, it will suit someone who values convenience.

#### THE PROPERTY

- Large combined dining & living area
- Original kitchen & bathroom
- Polished timber flooring & high ceilings throughout
- Downstairs features car accommodation, laundry & undercover storage
- New roof - Replaced in 2021
- Spacious 809sqm allotment
- Rates - \$3,702.46 per year

- Located in the sought-after Pimlico State



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**