**Davidson Cameron & Co**
174 Conadilly Street,
Gunnedah NSW 2380

## 109 Edwards St, Coonabarabran, NSW 2357

**Sold - $164,000**

House 3 1















# VENDOR INSTRUCTS TO SELL !

NOW A PUBLIC AUCTION ...
*** This home has attracted exceptional interest and record demand & multiple offers have been received .Due to this overwhelming response the vendor has instructed that the property will now go to public Auction .
Price Guide: $110,000 TO $125,000
Terms :
10% deposit
No offers prior to Auction
Auction is ON SITE

**Open for Inspection**

By Appointment.

This is a solid 3-bedroom home and offers the perfect opportunity for first-time buyers, savvy investors, or keen renovators looking to break into the market. With great bones and a functional layout, this property is a true blank canvas and ready for your creative touch.
* Basic kitchen,& Lounge
* 3 bedrooms, no floor coverings
* Bathroom,separate toilet, linen cupboard
All are awaiting transformation with a blank canvas to work with.
Spacious fully fenced yards offer room to move, with garden sheds, some established lawn, and plenty of scope for landscaping or outdoor entertaining.

Roll up your sleeves and bring your vision, this little renovator has all the makings of a great home or investment.
Don't miss your chance to make it your own!

Open House : Friday 31st October * 12pm to 12.30pm and Thursday 6th November *11am to 11.30am
Private inspections by appointment .

Contact Jane McWhirter 0428422255 jmcwhirter@dcco.com.au

**Listed By**
Jane Mcwhirter

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Listing Number: 3503645

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.