



**11 Mangariva Ave, Lethbridge Park, NSW 2770**

**Sold - \$340,000**

House  



### First Home Buyers- Most Affordable Near New Corner Home

Corner location, Low Price, Great for First Home Buyers & Intelligent Investors Two Bedrooms with Built-ins and Ceiling Fans Kitchen with Electric Cooking, Oven, Rangehood & Window to backyard Lounge with Air-con, Sunlit windows, Access to Sunroom/Alfresco Bathroom with Shower, Vanity, Toilet. Separate modern Laundry Concreted Low maintenance front yard, fully fenced backyard Car Parking on driveway, potential for side entrance (STCA\*) Potential to build second level, additional room, bath (STCA\*) Close drive to Shopping, Schools, Churches, GW Hwy, M4, M7 Low Cost Opportunity for owner occupiers, small families and investors Great Returns- Last rented for \$340pw STCA\* - Subject to Council Approval Most Affordable, Golden Opportunity. Buy at Auction or Make your Best Offer TODAY!

#### Open for Inspection

By Appointment.

#### Listed By

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