

1 Douglas St, Culcairn, NSW 2660

Sold - \$150,000

House 3  1  1 



## Dual Access on 1012sq Block

If you are looking for a neat and tidy home with a large level yard, this is not to be missed.

Consisting of 3 bedrooms with built-in robes to the master and wardrobes in the others. A formal lounge plus a sunroom at the rear which would be an ideal study room. This was created by the current owners by filling in the rear verandah and the improvement was a smart move. The kitchen has a funky bench. The cabinet maker of the day must have had an imagination! There is also a newer gas upright stove too.

The home offers ducted cooling throughout, another refrigerated air conditioner plus economical gas heating. The main bathroom also accommodates the laundry and there is a separate toilet in the home.

The front verandah offers a pleasant northerly outlook overlooking parkland. There is also a side laneway with an additional gate access into the private rear yard. This would lend itself to considering a dual occupancy development (STCA).

Down the back is an iron shed ideal for storage or the block is certainly large enough to add a huge shed if required.

This home could be purchased as an investment property. The rental properties are getting snapped up very quickly. When I looked online this week, there was only 1 house available in the entire town. Rental yield could be in the vicinity of \$210 to \$230.00 per week.

Culcairn is less than 30 minutes' drive to the city of Albury Wodonga. There are bus and train services from here and a terrific selection of local services, most within walking distance to the main street etc.

This is cheap buying, living, investing and a good relaxed lifestyle.

**Open for Inspection**

By Appointment.

### Listed By

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