



## 44 Black Prince Dr, Lightning Ridge, NSW 2834

Sold - \$285,000

House 2  2 



### Architecturally Designed Split Level Home

44 Black Prince Drive Lightning Ridge  
2 Bedrooms, 2 Bathrooms, Ducted Air-Con  
Rental Potential

Great Value at \$300,000 – Call Glen to inspect on 0439 864 600

This cleverly designed home gives the occupants flexibility and comfort. It features attractive stair-cases, high ceilings and ducted air-conditioning.

Upstairs is open planned with a beautiful modern kitchen, large master bedroom, family bathroom with spa bath, comfortable spacious living area and wide balcony with magnificent views out to the opal fields.

Downstairs is the 2nd bedroom with its ensuite and large entrance which allows space for the laundry and a games/rumps room.

Located on the best street, Black Prince Drive, this huge Freehold block (1,157 m2) is ready for the new owners to tidy up and develop into its full potential. The elevated position makes it flood free and able to catch the cooling breezes in Summer.

Ideal for a working or retired couple with extra income potential, a growing family, or the keen investor. Rental demand is strong in Lightning Ridge and Council Rates are only around \$497 per quarter.

Priced to meet the market at \$300,000 – Call Glen to inspect on 0439 864 600

#### Open for Inspection

By Appointment.

#### Property Features

- Large Freehold, Elevated Block
- 2 Bathrooms
- Modern Kitchen
- 2 Large Bedrooms
- 2nd Floor Balcony with Great Views
- Ducted Air-Conditioned

#### Listed By

Glen Ryan

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