



**BLOCK SIZE:** 588m<sup>2</sup>

**Originally Listed \$259,950**

**WE KNOW WE HAVE VALUATIONS IN DOONSIDE FOR \$265,000 AND \$290,000 SO THIS ONE SHOULD BE OF INTEREST AT THE RIGHT PRICE.**

This 3 bedroom house features polished timber floors throughout, modern kitchen, separate lounge/dining, renovated bathroom, internal laundry, alarm system, level yard and 587 sqm of land (approx.). Close to shops, schools and transport.

**TYPE OF DEAL: STRAIGHT DEAL IN DOONSIDE**

APPROXIMATE PURCHASE PRICE	TBA
Comparable - <b>1 Power St, Doonside \$240,000</b>	
Revalue after 6 months add 10% for growth	\$264,000
Less 25%	\$ 66,000
Less approx Fix-Up cost	\$ 8,000
Our offer Price	\$190,000

**COMPARABLE SOLD PROPERTY IN THE AREA:**

1. 59 Cameron St, Doonside	05/09/08	Sold for \$225.000	Worst	3bed,1ba	563sqm
<b>2. 1 Power St, Doonside</b>	<b>26/06/08</b>	<b>Sold for \$240.000</b>	<b>Similar</b>	<b>3bed,2ba,3car</b>	<b>765sqm</b>
<b>3. 8 12 Wendover St, Doonside</b>	<b>03/06/08</b>	<b>Sold for \$245.000</b>	<b>Similar</b>	<b>2bed,1ba,1car</b>	<b>601sqm</b>
4. 12 Kareela St Doonside	04/07/08	Sold for \$260.000	Superior	3bed,1ba,1lug	658sqm

**AGENTS RENTAL APPRAISAL \$280 Per week**

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*The above information has been provided based on the information available to us on the time of printing this document. Though all care was taken for its accuracy Discount Property Group accept no liability and suggest that you make your own enquiries on its accuracy.*