



**BLOCK SIZE:** 556sqm

**Originally listed:** \$339,000

**This could be the opportunity of a lifetime**

This 3 Bedroom Home is sure to impress the fussiest of Buyers' with its brand new roof it really catches the eye. Situated in a good location the home offers 3 spacious Bedrooms, renovated Bathroom, polished floorboards and huge Garage. Other inclusions are entertainment area and second toilet. Don't miss out so call now for you inspection.

**TYPE OF DEAL: STRAIGHT DEAL IN BLACKTOWN**

|   |           |
|---|-----------|
| APPROXIMATE PURCHASE PRICE                      | TBA       |
| Comparable - 79 Castellan St.. - sold \$295,000 |           |
| Revalue after 6 months add 10% for growth       | \$325,000 |
| Less 25%  | \$ 81,000 |
| Less approx Fix-Up cost                         | \$ 1,000  |
| Our offer price                                 | \$243,000 |

**COMPARABLE SOLD PROPERTY IN THE AREA:**

|                               |         |            |              |                    |       |
|-------------------------------|---------|------------|--------------|--------------------|-------|
| 1. 6 Pank Pde. Blacktown      | 12/8/08 | \$245,000  | worse        | 3br,1ba,1LUG,Fibro | 645m2 |
| 2. 79 Castellan St. Blacktown | 23/5/08 | \$295,000  | similar      | 3br,1ba,1LUG,clad  | 544m2 |
| 3. 102 Richmond St. Blacktown | 23/6/08 | \$310,000  | similar      | 3br,1ba,1LUG,clad  | 588m2 |
| 4. 53 McCulloch Rd. Blacktown | 24/6/08 | \$350,000  | superior     | 3br,1ba,0car, clad | 841m2 |
| AGENTS RENTAL APRAISAL        |         | 330 p/week | good quality | - \$300 Basic      |       |

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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.*