



**BLOCK SIZE:** 601 m<sup>2</sup>

**Originally Listed \$224,990**

**THE OFFER PRICE ON THIS ONE MAY BE A LITTLE LOW, BUT FOR SOMEONE WISHING TO TAKE ADVANTAGE OF THE FIRST HOME OWNERS GRANT THIS COULD BE A GREAT BUY AROUND \$200,00. LIVE IN IT FOR 6 MONTHS AND THEN RENT IT OUT. GREAT START-UP HOME. I WONDER WHAT RICH DAD WOULD SAY?**

This very neat & cozy 3 bedroom home offers great value, Color bond roof 12 months old, Nearly new kitchen with new stove & new range hood, Renovated bathroom, good sized bedrooms with built ins to 2, Don't forget the second entertainment area with a fire place, All located on a great (approx) 607m2 block.

**TYPE OF DEAL: STRAIGHT DEAL IN WHALAN**

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 177 Luxford Rd, Whalan \$212,000	
Revalue after 6 months add 10% for growth	\$233,200
Less 25%	\$ 58,300
Less approx Fix-Up cost	Nothing to spend
Our offer Price	\$174,900

**COMPARABLE SOLD PROPERTY IN THE AREA:**

1. 27 Gasmata Cr, Whalan	02/06/08	Sold for \$186.000	Worst	3bed 1bath	563sqm
2. 177 Luxford Rd, Whalan	09/07/08	Sold for \$212.000	Similar	3Bed 2bath 2car	556sqm
3. 30 Semana St, Whalan	10/06/08	Sold for \$250.000	Similar	3Bed 1bath 2car	583sqm
4. 19 Finisterre Av, Whalan	09/07/08	Sold for \$260.050	Superior	3Bed 1bath 2car	556sqm

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

**Contact:** Nat Robertson

**Office:** 9674 8740

**EOI:** ba@dpg1.com.au

*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.*