



BLOCK SIZE: 664m²

Originally Listed \$275,000

POSITIVE PROPERTY

THIS PROPERTY LOOKS QUITE GOOD AND CERTAINLY GOOD VALUE FOR THE AREA. IF PURCHASED FOR THE OFFER PRICE IT WOULD ALMOST BE POSITIVELY GEARED.

Walk to station, offers two bedrooms, modern kitchen and bathroom, aluminum windows, new blinds, freshly painted, 9ft ceilings, timber flooring, large rear balcony overlooking Carrawood Park, huge undercover storage for several cars or entertainment, large 664sqm block.

TYPE OF DEAL: STRAIGHT DEAL IN CARRAMAR

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 93 Mitchell St Carramar \$275,000	
Revalue after 6 months add 10% for growth	\$ 302, 500
Less 25%	\$ 75, 625
Less approx Fix-Up cost	\$ Nothing to spend
Our offer Price	\$ 226, 875

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 1 Laurel St, Carramar	15/07/08	Sold for \$265.000	Worst	3bed 1bath 2car 563sqm
2. 93 Mitchell St Carramar	09/07/08	Sold for \$275.000	Similar	3bed 1bath 1car 569sqm
3. 3 Matthews St Carramar	01/06/08	Sold for \$290.000	Similar	3Bed 1bath 1car 462sqm
4. 4 Wilde St, Carramar	14/07/08	Sold for \$345.000	Superior	3Bed 1bath 2lug 645sqm

AGENTS RENTAL APPRAISAL **\$300 Per week**

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