



BLOCK SIZE: 516m2

Originally Listed \$269,000

HAS TO BE A GOOD BUY AT THE OFFER PRICE—WHAT ABOUT A LITTLE HIGHER? PUT IN YOUR EOI AND GET INTO THE MARKET—COULD BE A GREAT OPPORTUNITY FOR A FIRST HOME OWNER WITH THE GRANT NOW AT \$14,000

This property is located in the Jamisontown area and is sure to impress! Features include 3 good size bedrooms 2 with large built-in's, lounge, and polished timber floors throughout, split system air conditioning, modern kitchen and internal laundry. Close to shops and Penrith, Panthers.

TYPE OF DEAL: STRAIGHT DEAL IN SOUTH PENRITH

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 21 Stoke Cr, South Penrith \$265k	
Revalue after 6 months add 6% for growth	\$291, 500
Less 25%	\$ 73, 000
Less approx Fix-Up cost	\$ No Fix up Costs
Our offer price	\$218,500

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 8 Greenway Dr, South Penrith	30/07/08	Sold for \$230.000	Worst	3bed 1bath	620sqm
2. 60 York Rd, South Penrith	03/08/08	Sold for \$295.000	Similar	3Bed 1bath	556sqm
3. 21 Stoke Cr, South Penrith	03/07/08	Sold for \$265.000	Similar	3Bed 1bath 1car	564sqm
4. 5 Grassmere Av South Penrith	20/06/08	Sold for \$305.000	Superior	3Bed 1bath 1car	645sqm

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.