



BLOCK SIZE: 556m2

Listed \$220,000

JUST LOOK AT THIS! THE LISTED PRICE IS EVEN ENOUGH TO LEAPFROG, IMAGINE THE POSSIBILITIES WHEN WE NEGOTIATE. I'VE SEEN SIMILAR COMPARABLES OVER THE 250K MARK.

Newly renovated house offers 3 bedrooms, formal lounge and dining, good kitchen and bathroom, large back-yard, good location near schools and transport.

TYPE OF DEAL: STRAIGHT DEAL IN ST MARYS

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 11 Saddington St, St Marys 210k	
Revalue after 6 months add 10% for growth	\$231,000
Less 25%	\$ 57,750
Less approx Fix-Up cost	\$ 1000
Our offer Price	\$172,250

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 37 Mamre Rd St Marys	20/09/08	Sold for \$180.000	Worst	3bed 1bath	670sqm
2. 11 Saddington St, St Marys	07/07/08	Sold for \$210.000	Similar	3Bed 1bath	641sqm
3. 6 Arnold Av, St Marys	07/07/08	Sold for \$215.000	Similar	3Bed 1bath	601sqm
4. 84 Marsden Rd, St Marys	08/08/08	Sold for \$260.000	Superior	3Bed 1bath	778sqm

AGENTS RENTAL APPRAISAL **\$250 Per week**

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