



**BLOCK SIZE: 569sqm**

**LISTED PRICE: \$269,950**

This is a neat family home offering 3 bedrooms, built in to main, separate toilet, original kitchen and dining, bathroom original but presentable. Split air conditioning, ceiling fan and a fire place in the lounge for those cool winter days and nights. Lockup carport, located in a cul-de-sac position

**TYPE OF DEAL: STRAIGHT DEAL IN ST CLAIR**

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 28 Moore St, St Clair - sold \$306,000	
Revalue after 6 months add 10% for growth	\$336,600
Less 25%	\$ 84,150
Less approx Fix-Up cost	\$ 5,000
Our offer price	\$247,500

**COMPARABLE SOLD PROPERTY IN THE AREA:**

1. 273 Bennett Rd, St Clair	22/07/08	Sold for \$287.000	Inferior	3br,1bath,1car	562sqm
2. 28 Moore St, St Clair	11/07/08	Sold for \$306.000	Similar	3br,1bath,1car	560sqm
3. 60 Alpine Cct, St Clair	25/09/08	Sold for \$307.000	Similar	3br,1bath,2car	556sqm
4. 4 Auber Gln, St Clair	22/07/08	Sold for \$308.000	Superior	3br,1bath,2car	560sqm

AGENTS RENTAL APPRAISAL **\$300 - \$350 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.*