



BLOCK SIZE: 594m2

Listed Price: \$449,500

Fix up - Refinance - Leapfrog

* 3 bedroom home in need of urgent TLC. Bring a hammer, paint brush, some mates & 'vision'*
 Situated in a great location opposite Acacia Park & Playgrounds. Framed by quality Homes in a sought after location...

TYPE OF DEAL: STRAIGHT DEAL IN DUNDAS VALLEY

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 38 Neptune St, Dundas Valley	457k
Revalue after 6 months add 10% for growth	\$ 502, 700
Less 25%	\$ 125, 675
Less approx Fix-Up cost	\$ 15, 000
Our Offer Price	\$ 362, 025

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 234 Marsden Rd, Dundas Valley	31/07/08	Sold for \$456.000	Worst	3bed,1ba	668sqm
2. 38 Neptune St, Dundas Valley	03/08/08	Sold for \$457.000	Similar	3bed,1ba	588sqm
3. 14 Cox Cr, Dundas Valley	25/07/08	Sold for \$490.000	Similar	3bed,1ba	592sqm
4. 68 Supply St, Dundas Valley	03/09/08	Sold for \$540.000	Superior	3bed,2ba,1car	594sqm

AGENTS RENTAL APPRAISAL **\$380 Per Week**

Contact: Nat Robertson

Office: 9674 8740

EOI: ba@dpg1.com.au

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