



BLOCK SIZE: 449m2

ORIGINALLY LISTED: \$299,000

LOOK AT THE MAP, THIS BLOCK IS ZONED FOR 2 LOTS. THINK OF THE FUTURE POSSIBILITIES. CNR BLOCK AT THIS PRICE, YOU CAN HOLD FOR 6 MONTHS THEN LEAPFROG TO THE NEXT PROPERTY.

Bedroom full brick home, carpeted throughout, separate lounge, eat-in kitchen & LUG. Easy care corner block. Popular location close to shops & schools

TYPE OF DEAL: STRAIGHT DEAL IN GUILDFORD

APPROXIMATE PURCHASE PRICE	\$TBA
Comparable - Rd, - 33 Bursill St, Guildford	\$310,000
Revalue after 6 months add 6% for growth	\$330,750
Less 25%	\$ 81,000
Less approx Fix-Up cost	\$ 8,000
Our offer price	\$241,750

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 27 Murdock St, Guildford	04/07/08	SOLD for \$284,000	Inferior	3bed 1bath 2car	424sqm
2. 33 Bursill St, Guildford	19/09/08	SOLD for \$310,000	Similar	3bed 1bath 1car	534sqm
3. 52 Bangor St, Guildford	27/08/08	SOLD for \$335,000	Similar	3bed 1bath 2car	448sqm
4. 1 Albert St, Guildford	09/08/08	SOLD for \$339,000	Superior	3bed 1bath 2car	506sqm

AGENTS RENTAL APPRAISAL **\$360 per week**

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