



**BLOCK SIZE:** 690 sqm

**LISTED PRICE:** \$ 299,000

**OVER 35 HOUSES HAVE BEEN SOLD IN LALOR PARK SINCE JUNE, SO IT IS AN AREA ON THE MOVE. ONCE PROPERTIES START MOVING THE GREAT PRICES WILL DRY UP, BUT THE CAPITAL GROWTH WILL MAKE THESE DEALS EVEN MORE ATTRACTIVE THAN THEY ARE NOW. MY TIP; TAKE SPECIAL NOTE OF ACTUAL SALES AND TRY TO REMEMBER THIS IS NOT A TIME TO LISTEN TO THE MAIN MEDIA.**

Take a look at this delightful 3 bedroom home located close to all amenities. Boasts modern kitchen, modern bathroom and great polished floor boards. Seperate lounge and seperate dining and good size yard. Big shed. Just needs a coat of paint on the outside and a second hand carport to increase the value.

**TYPE OF DEAL: STRAIGHT DEAL IN LALOR PARK**

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 32 Danny Rd. - sold \$296,000	
Revalue after 6 months add 10% for growth	\$326,000
Less 25%	\$ 81,000
Less approx Fix-Up cost	\$ 2,000
Our starting offer price	\$243,000

**COMPARABLE SOLD PROPERTY IN THE AREA:**

1. 6 Hargrove Rd. Lalor Park	15/6/08	\$268,000	Inferior	2br,1ba,0car fibro	632 m2
2. 32 Danny Rd.Lalor Park	08/7/08	\$296,000	Similar	3br,1ba,0 car fibro	698m2
3. 2 Bamford Pl. Lalor Park	07/8/08	\$318,500	Similar	3br,2ba,0 car clad	651m2
4. 30 Pineleigh Rd. Lalor Park	08/7/08	\$363,800	Superior	3br,1ba,0car clad	680m2

AGENTS RENTAL APPRAISAL **300 p/week** good quality - **\$280** Basic

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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.*