



BLOCK SIZE: 929sqm

Originally Listed \$339,000

LOOKING FOR SOMETHING TO LIVE IN WITH A BIG BACK YARD AND OBTAIN 14K GRANT? WELL HERE IT IS. BUY THIS, LIVE IN IT FOR 6 MONTHS WHILE APPRECIATING IN VALUE AND LEAPFROG.

Consists of 3 bedrooms, timber floors, sunroom, ducted air conditioner plus 1 bedroom sleep out and a storage area. Land size: 15.24m x 60.9m.

TYPE OF DEAL: STRAIGHT DEAL IN CARRAMAR

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 4 Haughton St, Carramar \$300, 000	
Revalue after 6 months add 10% for growth	\$330,000
Less 25%	\$ 82,500
Less approx Fix-Up cost	\$ 2,000
Our offer Price	\$245,500

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 214 River Av, Carramar	24/04/08	Sold for \$265.000	Worst	3bed 1bath 2car	563sqm
2. 4 Haughton St, Carramar	14/05/08	Sold for \$300.000	Similar	3bed 1bath 1car	653sqm
3.102 Mitchell St, Carramar	15/04/08	Sold for \$370.000	Similar	3bed 1bath 1car	885sqm

AGENTS RENTAL APPRAISAL **\$350 Per week**

Contact: Nat Robertson

Office: 9674 8740

EOI: ba@dpg1.com.au

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.