



## Wurtulla Original - Potential, Location, Lifestyle!

This lowset, solid brick home, circa 1979, in good condition inside and out, offers an exceptional entry level opportunity for the lifestyle and location driven buyer or investor, and on a 582m<sup>2</sup> block there is potential to extend/expand existing home or rebuild/redevelop.

The home comprises three bedrooms, modern bathroom, light-filled functional kitchen, open plan living/dining, north facing covered patio, separate laundry, and single carport with plenty of onsite parking, plus gated side access.

Timber look vinyl flooring, split system air-conditioning in lounge, ceiling fans, security screens, light fresh colour palette, and lock up garden shed; are all features that enhance comfort and appeal.

There is a huge front and rear yard, fully fenced allowing

3 1 1 582 m<sup>2</sup>

**Price** SOLD  
**Property Type** Residential  
**Property ID** 1417  
**Land Area** 582 m<sup>2</sup>

### Agent Details

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### Office Details

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**code**  
 PROPERTY GROUP

masses of space for children and pets to play, plus plenty of room to park a tinnie...so close to Currimundi Lake, a tinnie is a 'must have' in this fantastic location!

Currently rented until October 2020; it is a neat little investment property, low maintenance and in a highly sought-after location. This is a great one to add to your existing portfolio or commence your property portfolio with!

The local Wurtulla Shopping Village with IGA, pharmacy, liquor store, cafes/takeaways, newsagency and more, is just a short stroll, access to the Nicklin Way is quick and easy, and Currimundi Lake and beach are less than 2-kilometres away - a flat walk or cycle. Currimundi Marketplace with Woolworths and speciality stores, Talara Primary College, sporting facilities, and public and private hospitals are in close proximity.

Investor owner is a committed seller, and properties in this price range so close to beaches and major amenities are always in high demand. This will be snapped up very quickly, do not miss out!

- \* Lowset brick home on fenced 582m<sup>2</sup>
- \* Good condition, potential to extend
- \* 3 bedrooms, modern bathroom
- \* Open plan living & dining with A/C
- \* Light-filled functional kitchen
- \* North facing alfresco patio at rear
- \* Carport + onsite parking + side access
- \* Rented until October 2020
- \* Short walk to local IGA & shops
- \* Less than 2 km to lake & beach
- \* Close proximity to Talara Primary
- \* Entry level or investor opportunity!

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