

For Sale



\$347,500

3 Garnet Pl, Springdale Heights



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3 Garnet Place, Springdale Heights

POSSESSION:	Vacant	PRICE:	\$347,500
LAND: 690 m2	HOUSE: 81 m2	CONSTRUCTION:	Hardiplank
AGE: 1978	ROOF: Tiles	FLOOR:	Floorboards
HEATING:	Gas flueless	SOLAR SYSTEM:	8 panels
BR1:	Built In Robe & ceiling fan	BR2:	Built In Robe & ceiling fan
LOUNGE:	x 2 ceiling fans	MEALS AREA:	Ceiling fan
KITCHEN:	Gas cooktop, Elec oven	TOILET:	One
BATHROOM:	Renovated	HOT WATER:	Gas 170 litre
LAUNDRY:	Alcove on back deck	CARPORT:	Gate & blinds
ZONING:	R1 General Residential	BACKYARD:	Garden shed
CITY RATES:	\$1,381.20 pa	POTENTIAL RENT:	\$360 to \$375 pw
WATER RATES:	\$878.50 pa + usage	LOCAL VACANCY:	Less than 1%

This renovated house has been converted from a 3BR with small living area, to a 2BR with a bigger living area.

Each bedroom has carpet, built-in-robos, and a ceiling fan. The lounge is also carpeted and has a flueless gas heater. The meals area includes a ceiling fan and access to the large back deck – which is covered, and includes storage space, a laundry alcove, and blinds. The kitchen includes plenty of storage space, a gas cooktop, and electric oven.

The carport includes rear gates and privacy blinds at the front. The backyard has extensive planting, a garden shed on a concrete slab, and a large tree that provides magnificent shade in Summer.

This home could suit a first home buyer, retiree, or an investor for whom it could be leased at \$360 to \$375 per week. It's located in a small cul-de-sac and is one of an increasing number of privately owned homes in this estate. Nearby are parks, and bus stops. Murray High School is 900 metres to the East, and the Springdale Heights IGA Supermarket and Tavern are 1.2km to the East. Lavington's CBD is 2.6km to the South.

Inspection By Appointment - call 02 6025 8000. For more see www.nhre.com.au.

Whilst every care is taken to supply accurate information we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries.