

For Sale



65 Balfour St, Culcairn

\$377,500



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4



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2

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LAND SIZE:	841 m2	CONSTRUCTION:	Hardiplank
AGE:	Circa 1950	ROOF:	Iron
BR1:	BIR, c/fan	BED 2:	BIR, c/fan
		BED 3:	BIR, c/fan
		BED 4:	BIR
LIVING ROOMS:	Two areas	COOKER:	Electric upright
HEATING:	Ducted gas	RANGEHOOD:	Canopy style
COOLING:	Wall-mounted	MEALS AREA:	Beside kitchen
HOT WATER:	Electric	BACKYARD:	Lane access
CARPORT:	Tandem 2 car	SHEDS & STORAGE:	Various sizes
CITY RATES:	\$1,240 yr	POSSESSION:	Vacant
WATER RATES:	\$905 yr + usage	POTENTIAL RENT:	\$400 per wk

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This one's for you if you're an owner-occupier looking for a home with plenty of outside storage space, or an investor looking for a desirable rental. There may also be sub-division potential subject to council approval.

Living space includes a lounge, meals area, and alfresco area. All 4 bedrooms have built-in-robos, and 3 have ceiling fans. Ducted gas heating and a wall-mounted air-conditioner provide climate control. The large level backyard has plenty of room for kids to play.

This desirable home is located approximately 500 metres from the Culcairn shopping centre. Also within close proximity are primary & secondary schools, the hospital & medical centre, the town swimming pool, and other facilities.

Culcairn is an appealing town located 50 kilometres North of Albury, and 78 kilometres South of Wagga Wagga.

To inspect by appointment email info@nhre.com.au or call 0407 058 706

For more visit www.nhre.com.au

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