



37 Hamilton Cres, Corryong



## Ideal First Home or Investment

***The Openn Negotiation is underway!***

***Final bidding stage is Friday 7th July, at 1.00pm***

***Click [HERE](#) immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.***

This solid, well maintained, 3-bedroom, family home, located close to shops, services and the local pool is ready to move in and is perfect for the first home buyer or investor.

The house comprises 3 bedrooms all with ceiling fans and 1 with BIR. A bathroom with a separate toilet with indoor and outdoor access. A kitchen with tinted windows and ample cupboard space. The living room features a wood heater, which warms the whole house, a split system air conditioner, a ceiling fan, and large North facing tinted windows with outdoor awnings. Each room in the house is also cooled by ducted evaporative air conditioning which allows for doors and windows to be open on hot days. A new Aquamax 315 litre hot water service and upgraded water mains with a certificate of compliance. New smart electrical main circuit board, complete with safety checks. New colourbond gutters and flashings. The front yard has an established garden and affords the occupier privacy. The property is approx. 548m2 with a fully fenced, sunny backyard, great for kids and pets. There is plenty of storage with a single-car shed, garden shed, and wood shed.

Currently, this property is rented out at \$420 a fortnight.

 3  1  3  548 m2

**Price** SOLD for \$260,000

**Property Type** Residential

**Property ID** 825

**Land Area** 548 m2

### Agent Details

Kerry Miller - 0438127557

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### Office Details

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For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is underway and the property can sell anytime. Contact the sales agent immediately to become qualified to avoid disappointment. Open to all buyers, including finance, subject to seller approval.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*