



51-53 Angus Avenue, **Kandos**

#### AFFORDABLE FAMILY LIVING

Situated in the heart of Kandos and only meters from the local IGA supermarket and one block to the bank, newsagency and post office. This family friendly residence offers both location and abundant features without undue stress on the budget.

The recently refurbished home offers plenty of space for the family or the ideal investment property with expected rental returns of around \$240 per week.

Four good size bedrooms plus a large study or TV sitting room, 2 additional living rooms, 2 good size fully refurbished bathrooms, a new modern kitchen, new floor coverings and fully fenced yard, the property is ready to occupy or rent and at a very realistic reduced asking price of only \$209,500 represents some of the best value in todays market.

Solid construction, ideal location and all the hard work is done, you need to inspect this one!!

Call the team at First National Kandos Rylstone on 02 6379 1955 to arrange your inspection, Geoff Bartlett on 0413 488 188 or Paul Bartlett on 0417 220 870.

4  2 

 809 sqm

**Reduced to \$195,000**

ID# 11420100589