



8 Noyes Street, **Kandos**

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### A GREAT PLACE TO START

Seeking an investment? Renovator? First Home buyer? Looking for affordable housing? If so, you'll need to inspect this latest listing from First National Kandos Rylstone.

Situated only 2 blocks from Kandos's main street shops and cafes on a fully fenced, low maintenance yard of 613m<sup>2</sup>, this block and fibro constructed home would respond well to a moderate makeover that would only further enhance its value or rental potential.

The home comprises 2 good size bedrooms plus a sleep out, generous size living and dining room with gas heating and split system reverse cycle air conditioner, cosy sitting room from the enclosed veranda and a newer timber decked and screened Barbeque and sitting area at the rear.

Kitchen is functional but would require a refurbishment in time and the bathroom has already benefitted from new tiles, a vanity and screen.

With a large lock up shed, excellent location potential to increase value and a very realistic asking price you simply can't get better value for money in today's market.

Inspections are by appointment by calling the team at First National Kandos Rylstone 02 6379 1955, Geoff Bartlett 0413 488 188 or Sheree Mac an Tanaiste 0418 401 726.

 613.4 sqm

**\$129,500**

ID# 11420100730



**Geoff Bartlett**  
0413 488 188