









## 43 Feramin Avenue, Whalan

## \$480K SOLD BY JULIA 0447 760 255!

## SOLD BY JULIA CAO IN 2 WEEKS FOR \$480K!

This 3 bedroom home in a clean and tidy condition and situated on a large approx. 620 sgm clear rectangle block, with side access, with excellent potential for a granny flat development (S.T.C.A.) Solid timber flooring makes for a quick home makeover.

Generous bedroom sizes.

Original kitchen with gas cooking and plenty cupboard space.

Separate dining and formal lounge.

Internal laundry.

Tandem secure carport.

Fully fenced backyard.

Gas hot water system.

## **Excellent location:**

Approx. 12 mins walk to local Whalan School & Shops and approx. 4 mins drive to Mount Druitt Westfield and the Station.

Potential market rental return of approx. \$320-\$340 per week.







620 sqm

**ID#** 11610100693



Julia Cao 0447 760 255

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquires in order to determine whether or not this information is in fact accurate.