



125 Edward Street, **Gunnedah**

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Potential Plus

For Sale By Open Negotiation (flexible term on-line Auction)

The auction has commenced & the property can sell between now & the 23/8/18.

Contact the sales agent immediately to become qualified.

- Looking for an opportunity packed with potential for your first home or a solid investment in a sought after area? If so, this freshly painted, neat & tidy property has the desired elements with corner position offering development potential.

- 3 bedrooms, 1 bathroom, single garage plus off street parking

- Offering spacious lounge room & separate dining with reverse cycle air conditioner situated directly off the contemporary kitchen. Kitchen/ dining area open onto the paved area at the rear of the property ideal for outdoor Summer entertaining, a detached guest's room compliments the property and would be perfect for your visitors or as a teenager retreat.

- 1055m2 block is fully fenced, future potential could see access from both Edward and Albion Streets.

Estimated rental \$340-\$360 pw in current condition. Rates: \$598.41 per qtr

- Set on the highly sought after end of Edward Street, nestled into the beautifully renovated neighbouring property with only minutes walk to Town pool complex, Porcupine lookout & nature reserve, South School, Nursing home and Parklands.

FOR MORE INFO SMS 125 EDWARD TO 0416 907 810

 1,055 sqm

Current bid \$242,000

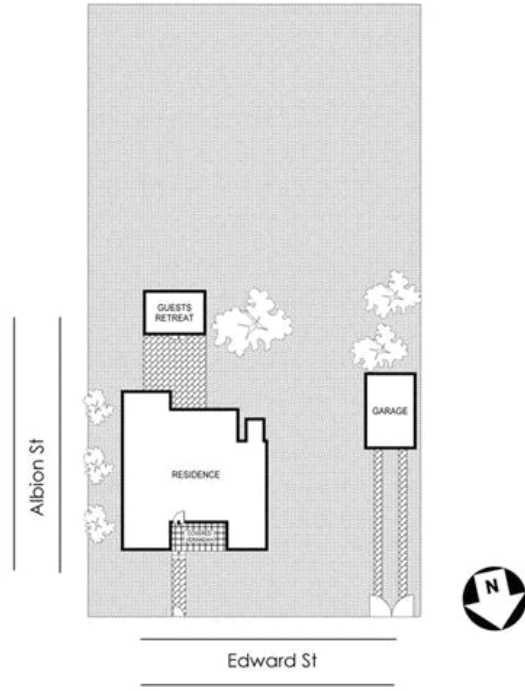
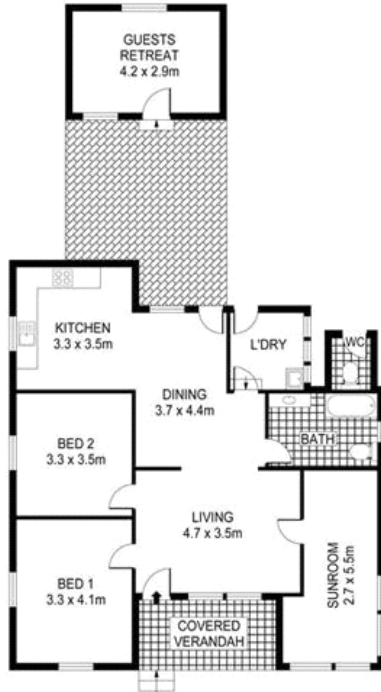
ID# 11654110399



Mike Brady
0488 420 266

Peter Wills
0488 420 266

125 Edward St, GUNNEDAH



DWELLING : 93.86m²
 GUESTS RETREAT : 12.18m²
 WC : 01.65m²
 VERANDAH : 07.80m²
 GARAGE : 17.68m²

PLEASE NOTE:
 Measurements are approximate and are to be used as a guide for indication of layout only. Direction of North symbol approximate only.