



1 Manfred Avenue, St Albans

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**Ultra Investment-Great Rental Returns Plus Town Plans Permit**

This weatherboard home has much to offer; set on an allotment of 649sqm approximately with town planning permit endorsed for a 2 bedroom unit at rear, keeping the existing residence. Currently tenanted for \$1517 per calendar month. Existing home comprised of 3 good sized bedrooms all with built in robes. Sun filled formal lounge Updated kitchen with Caesar stone bench tops adjoining dining area. Features split system air conditioning, skylight, roller shutters, two bathrooms. Ample off street parking leading to remote controlled lock up carport. Situated close to all amenities, schools, shops and easy access to Western Ring Road. An inspection is highly recommended. For more information or an inspection appointment please call Le on 0416 203 883

**UNDER CONTRACT**

ID# 11901100317



**Le Duong**  
0416 203 883

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