

45 Havelock St, Lawrence, NSW 2460

\$289,000

House 3 1 1



BARGAIN FOR INVESTORS !

Solid brick and tile home on a flood-free, well drained 1016m2 block in the middle of Lawrence village. Excellent block of ground, fully fenced and completed by rear access from laneway at the rear of the block. The house consists of 3 bedrooms, main with built-ins, bathroom with toilet plus second separate toilet, great North-facing kitchen, which looks over rear verandah and extensive back yard, internal laundry, formal lounge area plus separate, large rumpus room with wood-fired heater and external carport on the western side. All services – power, water and sewerage connected.
Rates: \$2048 per annum.
The property is currently rented with an excellent tenant who like to remain on a permanent basis, and is willing to pay \$300 per week, for the privilege of staying there.
On the current market this property represents excellent value for any investor or first homebuyer, at the asking price of \$289,000. Vendors are keen to sell for personal reasons.
For inquiries please ring Ian Dunbar on 0414 949 531, and he will arrange an inspection time for interested parties.

Open for Inspection

By Appointment.

Property Features

- Solid brick & tile home, 1016 sqm.flood free block
- Fully fenced grounds, rear lane access
- 3 bedrooms, main with built-ins
- 1 bathroom, second separate toilet
- North facing kitchen overlooking verandah
- Formal lounge, plus large rumpus room with heater

Listed By



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