

Sold



**138 Uriarra Road, Crestwood**



## Renovated Brick Cottage

This is an extremely good investment. Location location location. Only a short bicycle ride to Canberra and Fishwick, Crestwood is quickly becoming the suburb on everyone's hit list. Public transport and close proximity to Canberra CBD Crestwood offers a lot on the check list for the investor, first home buyer or family home.

The home has 2 good size bedrooms both with built ins and a new three piece bathroom. The kitchen is also newly renovated with stone bench tops and plenty of cupboards. A large laundry and separate toilet also features with in the home.

The living rooms consist of a dinning area open plan to the kitchen. A lounge room with fireplace and gas point for heater. The third bedroom has had the wall removed to provide an extra living space. In the photos it shows a gym set up but could be used for various purposes or returned back to a third bedroom with built ins already to go. The front door leads to these living areas and also in between these spaces is a hall with built in book shelves ready for the library.

The land is 600 sqm and has cement drive to a single lock up garage and 2 carports. To the rear of the garage is a separate workshop. Fencing is all secure and the front gate and walling provide privacy. Established grape vines, apricot and plum tress are complimented by other shrubs in an easy care garden with raised vegie patch and lawn areas.

The tenants have just moved out due to sale and have been very happy at the premises for over two years paying \$425 per week. This property is very easy to rent and renovated nicely so for the investor an easy purchase to lease during the settlement period.

 2  1  7  640 m2

<b>Price</b>	SOLD for \$435,000
<b>Property Type</b>	Residential
<b>Property ID</b>	284
<b>Land Area</b>	640 m2

### Agent Details

Ben Stevenson - 0467 046 637

### Office Details

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South Eastern & Southern Highlands  
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**EstateRealty**

The property will go to Auction n the 27th February however the vendors are open to offers prior. For all details or to inspect please call Ben Stevenson 0467 046 637

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