

Sold



**37 Bell St, Woody Point**



## ONE FOR THE INVESTORS!! 300M TO WATER!!

This recently renovated property will make the perfect investment for the astute buyer. The location cannot be beat with the Woody Point foreshore and the Belvedere Hotel just a short stroll away. Access to the highway both North and South is a breeze using the Ted Smout Bridge. The kids can walk across the park to Grace Lutheran Primary School and public transport is virtually at your doorstep. The large timber covered outdoor entertainment area is perfect for entertaining and is sure to impress. Currently the property is tenanted through to August with the rent at \$370/week.

### THE PROPERTY FEATURES:

- \* Two generous sized bedrooms with built-ins and ceiling fans
- \* Renovated kitchen with stainless steel appliances throughout
- \* Renovated main bathroom with separate toilet
- \* Living/dining area that has Air Con and ceiling fans
- \* Large outdoor entertaining area with ceiling fans
- \* Separate laundry with plenty of storage
- \* Garden Shed
- \* Low maintenance fully fenced yard
- \* Double carport

Also close proximity to the following:

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	SOLD for \$405,000
<b>Property Type</b>	residential
<b>Property ID</b>	1296
<b>Land Area</b>	405 m2

### Agent Details

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### Office Details

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