

**1 Connorton Avenue, Ashmont, NSW 2650**

**Raine&Horne.**

**House For Sale**

Thursday, 9 May 2024

1 Connorton Avenue, Ashmont, NSW 2650

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 569 m2**

**Type: House**



Grant Harris  
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Kurt Burns  
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## Preview

Ideal for first-time buyers or investors keen to expand their property portfolio. Thanks to a recent update that includes a fresh coat of paint and plush new carpets that create a fresh feel. The house is equipped with a reverse cycle air conditioner and gas wall furnace to keep you cosy when the temperature drops. The well-appointed kitchen, updated in recent years, presents a functional space adjacent to the dining area. The bathroom is functional with the shower over the bathtub. All four bedrooms have built in robes, providing plenty of storage. The laundry is separate and is located off the rear landing. Off Street parking and handy access through double gates to secure rear yard. Striking a balance between affordability and appeal, this property presents an attractive entry point into the housing market for first-time purchasers, while investors will be enticed by the promising rental returns, with potential weekly earnings of \$370 - \$380. An easy 150 metre walk to the Ashmont Mall and Hotel, this neatly presented property is an opportunity to create a home or a wise investment with sound potential. At this price point, this will be extremely popular and buyers are advised to be finance ready. Call and arrange your inspection today.