

**3 Tramway Avenue, Portland, NSW, 2847**

**B&L** BOWYER  
& LIVERMORE

**Sold House**

Friday, 12 May 2023

3 Tramway Avenue, Portland, NSW, 2847

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Andrew Toole  
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Greg Ryan

## **Location Location**

Deceased Estate, our instructions are to sell! Perfect for the investor, with a rental estimate of approximately \$450 - \$480 per week, and just a short stroll from the shops, and an even shorter stroll to schools, the location is perfect. The home itself boasts three good sized bedrooms, the master including a built-in robe, a large eat in kitchen, with ample bench and cupboard space, and a comfortable family room adjoining a sun-drenched sitting room with its own access, lending itself to use as an office or possible home business. Outside you find not one, but two large sheds, both with street access, and a well-established, low maintenance cottage garden that is simply magnificent in the warmer months. This home has a long list of features for the astute buyer. Book your inspection today.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another 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 enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.