

**34 Gregory Crescent, Lake Albert, NSW 2650**



**Sold House**

Friday, 1 December 2023

34 Gregory Crescent, Lake Albert, NSW 2650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 856 m2**

**Type: House**



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**\$526,000**

A fantastic opportunity for home owners and investors to secure a great property in a superb location. Located across the road from Lake Village Shopping centre, providing all the amenities you could ever need. - three bedrooms, the master with walk-in robe, remaining two with built-ins- near new carpet and vinyl floor throughout - large 852m<sup>2</sup> block with drive through access, ideal for vehicles and shedding- large main living area at the front of the home with second living or meals area adjacent to kitchen plus a office nook off the meals area- large undercover area, great for entertaining - evaporative cooling throughout and reverse cycle split system- bathroom located off the master with separate toilet- rental potential of \$420 - \$450 with an estimated 4.3% - 4.4% gross return Presenting a great opportunity to renovate and enjoy everything that Lake Albert has to offer. Close to the lake, Apex park and across the road from Lake Village Shopping centre. It doesn't get much better! Contact Jake today to organise your inspection. All of the information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Gross rental return based on current listing price and rent per week, subject to change.