

**40 Graeme Street, Aberdeen, NSW 2336**



**Sold House**

Monday, 6 November 2023

40 Graeme Street, Aberdeen, NSW 2336

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 906 m2**

**Type: House**



Jay Shepherdson  
0265415331



Tiffany JTS Realty  
0419437252

**\$310,000**

Situated on a 906 SQM corner block, this property offers the chance to further develop the site with a 2nd home (subject to council approval) or units. The home needs renovating but is solid & comprises of 2 bedrooms, bathroom and an open plan living/kitchen area. At the front of the home is a deck & the laundry is outside at the rear. There is a 1 1/2 bay garage for the car & storage. The home has a 6.6 kw solar system. the land is almost level & is in walking distance to the shops & schools. This is cheaper than renting & with a bit of work you will have a solid investment.