

**36 Walteela Avenue, Mount Austin, NSW 2650**

**House For Sale**

Thursday, 11 July 2024

**MACARTHUR**  
REAL ESTATE

36 Walteela Avenue, Mount Austin, NSW 2650

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



Greg Chamberlain  
0417471029



Larissa Chamberlain  
0422281981

**\$490,000**

This charming brick veneer home could be exactly what you have been looking for. Set on a 708m<sup>2</sup> block overlooking French's Fields and within walking distance to both primary and secondary schools as well as the Tolland Shopping Centre. - Featuring four bedrooms, two with built in robes, all with new carpet- Polished floorboards flow through the property, creating a warm and inviting space - The light filled lounge room flows through to the dining and kitchen areas- Spacious kitchen with a freestanding oven with gas cooktop, plenty of storage and a dishwasher - Updated bathroom complete with a bath and a separate toilet for convenience- Ducted in-floor heating and a split system in the lounge, keeping you comfortable throughout the entire year- Single garage off the side of the property with pull through access to the secure backyard and a whopping 10kw solar system Don't miss the opportunity to secure this great starter or ideal investment. Contact Greg and Larissa to arrange your inspection. Council Rates: \$1,954.26 per annum Land Size: 708m<sup>2</sup> Expected Rental Return: \$420 to \$460 per week, based on current market conditions\* All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.