

# 41 Clarence Ryan Avenue, West Kempsey, NSW 2440



## House For Sale

Thursday, 4 July 2024

41 Clarence Ryan Avenue, West Kempsey, NSW 2440

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 544 m2

Type: House



Nathan Wilson

0265660306

## Buyers Guide \$409,000 - \$439,000

Nestled in a great location in West Kempsey, this investment opportunity awaits with a charming three-bedroom corner block home on a 544m<sup>2</sup> site. Inside, discover a spacious kitchen and dining area, complemented by a large lounge room perfect for relaxation. The home features built-in wardrobes, brand new air-conditioning, and a generous bathroom with bath and separate toilet. Outside, the property boasts an outdoor entertaining area and a level enclosed yard, ideal for watching the kids run around. The front verandah has been recently renovated, and the roof is only 3 years old, adding to the property's appeal. Additional features include a single lock-up garage with an adjoining storage area, offering ample parking space. While the home could benefit from some general improvements, the bones are good, and the tenants currently enjoy it as it is. Ideal for investors seeking a great property opportunity, it currently returns \$420 per week with a tenant who would love to stay (lease expired, move in or continue the lease).

**Property Descriptions:-** Great value location in West Kempsey- Floorboards throughout- Recently renovated front verandah - Spacious living and dining areas- Outdoor entertainment area- Lock-up garage and enclosed yard- Secure tenant paying \$420 per week

**Property Details:** Land Size: 544sqm Council Rates: Approx \$3,300 pa

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