



## 79 Rushton Street, CARNARVON, WA 6701

Perfect Opportunity - All Brand-New Improvements

### Improvements

A perfect opportunity presents to purchase this three-bedroom one bathroom brick veneer home with all new improvements. Located on a lush leafy 967m<sup>2</sup> corner block in a closed Cul de sac street, this home is ready and waiting for you to move straight in.

With the bonus of the property being zoned R50, with a deep sewerage point to the front point of the property, there is certainly space to build another dwelling or granny flat.

The Sellers have done an amazing job with improvements, creating a bright, breezy, fresh new interior also with some new some external improvements.

Move in as an Owner/Occupier or this house would be perfectly ideal as an investment property with a good demand for rental leases in the Carnarvon area.

Property features include:

- Brick clad home with colourbond roof and new front concrete pad for a future patio
- Three bedrooms with new light fittings, freshly painted and the main bedroom has new split system air conditioner. Two of the bedrooms have built in wardrobes.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193537

**SALE DETAILS**

**From \$475,000**

**CONTACT DETAILS**

**Elders Real Estate  
Geraldton**

Lot 149 Bradford Street  
GERALDTON, WA  
(08) 9965 8272

**Lauren Scott**  
0439 689 089

-Brand new modern kitchen with double sink, ample cupboard space, gas upright stove and rangehood with open plan dining area.

- Bathroom with new vanity, new corner glassed shower and new towel rails

- Spacious lounge room with newly fitted tv cabinet and sideboard, new fan with fitted lighting and new crim mesh front covers to all windows.

- Separate brand-new study area with fitted study desk

- Laundry with electric hot water system and new trough and basin

- All new light fittings, floor coverings, smoke alarms and window treatments.

- Septic sewerage system with new septic tanks and leach drains.

- Single carport at rear of home with so much spare room to build a double garage or a granny flat. Or great for boat, caravan storage

- Block size: 967m<sup>2</sup>

Call the Exclusive Elders Selling Representative Lauren Scott now on 0439 689 089 to arrange your private viewing.

- Land Area 967.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







