



## 73 Gascoyne Road, EAST CARNARVON, WA 6701

Quaint Elevated Cottage on Huge Block.

Located in East Carnarvon, this two-bedroom, one-bathroom quaint cottage is a real little ripper! With entry price level â## don't miss out on this opportunity to acquire a real neat little home â## so much room for expansion of infrastructure on this block in the near future.

With recent improvements carried out by the Seller and a great tenant on a periodical lease, Call Lauren now further details, this beauty will not last long!

Directly across the road from the Carnarvon Premier Oval and within walking distance to Carnarvon Community College.

Currently leased for \$350.00 per week on a periodical basis â## buy now, relocate later or keep the amazing tenant and use as an investment property, the choice is entirely yours!

Property features include:

**TYPE:** For Sale

**INTERNET ID:** 300P194676

**SALE DETAILS**

**From \$290,000**

**CONTACT DETAILS**

**Elders Real Estate  
Geraldton**

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

**Lauren Scott**  
0439 689 089

- Elevated 2-bedroom, one-bathroom hardiplank home with steel roof
- Front verandah with ramp â## great for wheelchair or shopping cart access
- Neat kitchen with single sink and gas upright stove
- Open plan dining area and lounge room
- New down lighting throughout the home
- Split system air conditioner to lounge room
- Teko split system air conditioner to main bedroom
- Both bedrooms are carpeted and have ceiling fans
- Neat laundry and bathroom areas combined as one
- Large rear patio/entertaining area, garden shed/workshop, spacious rear grassed

#### Area

- Expansive grassed area at rear of block
- Long driveway â## great for extra cars, boat or caravan
- Fully fenced property on a 1,041m2 block
- Septic tank sewerage system
- Shire rates per annum: \$2,298.26

Call the Elders Real Estate Exclusive Selling Representative Lauren Scott now on 0439 689 089 for a private viewing now â## 7 days' notice required for inspections of this property. Watch this space â## HOME OPEN.

- Land Area 1,041.00 square metre
- Bedrooms: 2
- Bathrooms: 1





