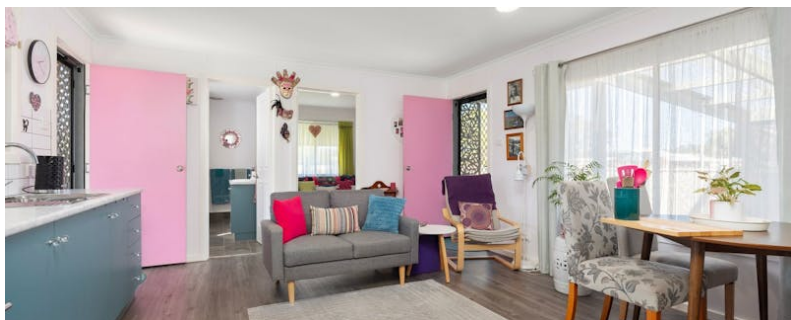




Holbrook Town Centre

35 Webb Street



35 Webb Street, HOLBROOK, NSW 2644

35 Webb st

Positioned on a large 1,107m² block in the quiet Webb st, this cute 2 bedroom weatherboard is ideal for first home buyers, investors or those wanting to downsize. Comprising 2 bedrooms, main with built-in robe and ceiling fan, combined L/Dry bathroom and a open plan lounge/dining/kitchen area with split system air conditioner to complete the home.

Outdoor features include a deck and carport and a large open back yard with endless potential for - large shed, extension or a second dwelling (STCA).

Positioned just moments from Holbrook's main street conveniences and approximately 40 mins from Albury & 55 mins from Wagga Wagga this property delivers regional living without sacrificing accessibility.

Properties offering this combination of entry-level pricing, scope for improvement and solid rental return are increasingly rare. Whether you choose to move in, lease out or unlock its full potential, the next chapter here is entirely yours.

Disclaimer: All information stated above is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely

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: 300P195008

SALE DETAILS

\$390,000-\$410,000

CONTACT DETAILS

Holbrook

138 Albury Street
Holbrook, NSW
02 6036 2444

Ewen Scholz

0428 293 817

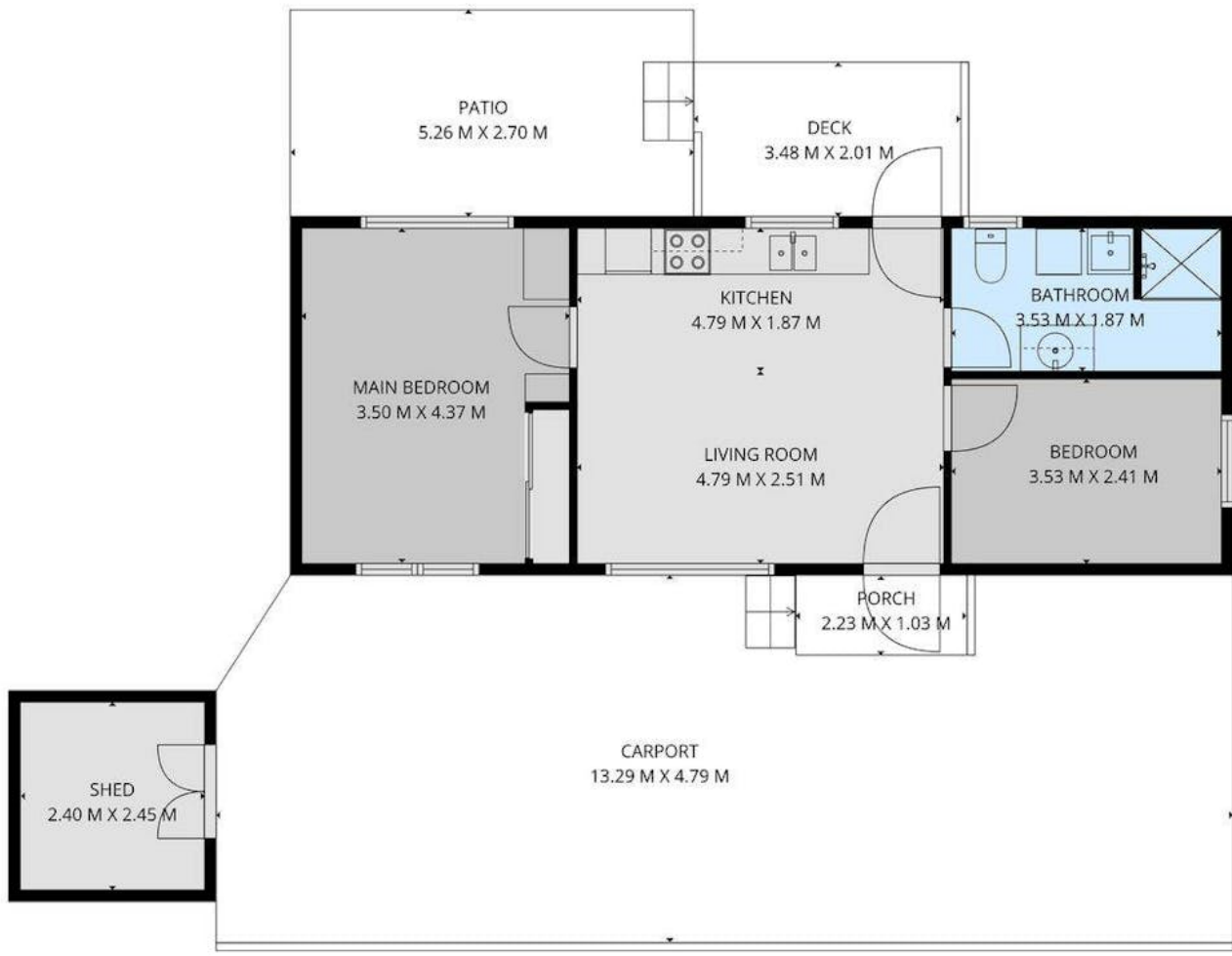
on their own enquiries to verify the information contained in this document.

- Land Area 1,107.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single carport









TOTAL: 53 m2
1st floor: 53 m2
EXCLUDED AREAS: SHED: 6 m2, CARPORT: 61 m2, PORCH: 2 m2,
PATIO: 14 m2, DECK: 7 m2, WALLS: 6 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY