



46 Tyrell Street, GLOUCESTER, NSW 2422

RENOVATOR!

Affordable, solid and full of potential! this is the kind of opportunity buyers are always asking for.

Positioned on an approx. 502sqm corner block in a quiet street in Gloucester, this 3 bedroom, 1 bathroom brick home offers a fantastic entry point into the market, whether you're a first home buyer looking to get a start or an investor seeking value.

Step inside and you'll find timber floorboards, high ceilings and an open plan living, dining and kitchen area. Reverse cycle air conditioning, a wood burning fire and ceiling fans keep things just right all year round.

At the rear of the home, a verandah provides a great spot to unwind, while the separate sunroom and second wc add flexibility and practicality to the layout.

Outside, the fully fenced backyard offers plenty of room, complemented by a large double Colorbond shed with open bays at the rear, ideal for storage, projects or parking.

It needs work and is perfect for renovation, so this is a property where you can add your own style and truly make it your own.

A smart buy in a growing, lifestyle-driven town! and one that won't last long.

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: L40333525

SALE DETAILS

\$490,000 to \$530,000

CONTACT DETAILS

**Elders Real Estate
Dungog**

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Denise Haynes

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- Land Area 502.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards









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Internal Floor Area: 122m²
Land Area: 501m²



Elders R&R Property Real Estate Group

Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.