

Sold



18 Victor St, Trangie



### Is This Your First Home or Investment!

We offer for sale this comfortable 3-bedroom, 1-bathroom, manufactured timber clad home with metal roof. Vinyl flooring to kitchen, lounge room & hallway. Electric stove in kitchen, large lounge room measures 6m x 4m in size with r/c split a/c, ceiling fan and s/c fireplace. Bedrooms carpeted, r/c split a/c to master and rear bedroom. Covered front awning & covered rear entertaining deck area.

Fully fenced on a 740m<sup>2</sup> parcel of land on a corner position with rear lane access. Located 750m from supermarket & town centre.

Currently leased with listing agent at \$300 per week. Lease until 11/08/24.

Trangie has a very low rental vacancy rate. Never enough rental properties to keep up with the demand.

All information is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We advise any interested persons to make their own enquiries about this information prior to entering into any agreement or contract of sale.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 1 740 m<sup>2</sup>

<b>Price</b>	SOLD for \$200,000
<b>Property Type</b>	Residential
<b>Property ID</b>	102
<b>Land Area</b>	740 m <sup>2</sup>
<b>Floor Area</b>	84 m <sup>2</sup>

### Agent Details

Andrew Ball - 0407964405

### Office Details

Trangie  
5 Dandaloo St Trangie NSW 2823  
Australia  
0407964405



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