



**32 Derribong St, Trangie**



"Buy A Piece of Trangie's Heritage! "The Old Post Office Is for Sale"

**We offer for sale this 2 Bedroom rendered brick home with metal roof.**

**Trangie's "Old Post Office" from back in the Day. Solidly built and has stood the test of time.**

It now consists of a main bedroom with r/c split a/c, ceiling fan and 14 ft high ceilings with built-in robe. Second bedroom has a built-in robe, ceiling fan & ensuite with toilet and large double shower with two outlets. High ceilings throughout the living areas with carpet and into one bedroom. Gas heating in loungeroom, step down sunken bathroom with toilet and shower. The kitchen is very usable with a gas stove, high benchtops, plenty of cupboard space, timber panelling with mini orb sheeting. Covered front and side decking areas, large concreted covered drive-in carport for 3 cars. Extra space with attached long storage room, man cave or teenagers retreat on school side verandah with own access door sealed from main house.

Ideally suited to the first home buyer or retiree wanting a base to travel from. Low maintenance with no gardens or lawn area, land size is 332m2. Ideally location next door to the central school. 400m walk to the town centre.

**Property Management Available with the listing agent will rent easily for \$275-\$300 per week with tenants always available due to limited rental properties.**

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.

 2  2  3  332 m2

<b>Price</b>	SOLD for \$275,000
<b>Property Type</b>	Residential
<b>Property ID</b>	115
<b>Land Area</b>	332 m2

#### Agent Details

Andrew Ball - 0407964405

#### Office Details

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