



44 Enmore St, Trangie



"Looking For Your First Home! or Investment!" "Then Look No Further!"

We offer for sale this comfortable 3-bedroom family home, 2 bedrooms with built in robes. Large lounge room with lino flooring & r/c split a/c, old-style pot belly woodfire. Ducted evaporative cooling, dining/kitchen combination with cork flooring & r/c split a/c.

Retro style kitchen & double pantry with electric stove. Modern renovated bathroom with handrail supports fitted. Fully fenced front & backyard set on a 1/4-acre block with rear lane access. Two single carports, two garden sheds & small green house area. Located in a quiet street 1200m from town centre, 750m from central school & 200m to multipurpose health service (hospital).

Ideal first home or great investment will rent for \$300 per week with tenants always available very low vacancy rate in this area.

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 2 1,011 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	98
<b>Land Area</b>	1,011 m2

#### Agent Details

Andrew Ball - 0407964405

#### Office Details

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PROUD TO SERVICE THE CENTRAL WEST  
WE ARE 100% COMMITTED TO COUNTRY NSW