

Aberglasslyn, 9 Teal Street

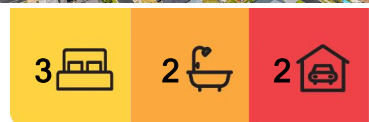
Modern Investment In Quality Location

Set on a no nonsense, low-maintenance block —this 12 year old brick & tile 3 bedroom home is simply one not to miss —close to all the action, being located in a family friendly estate, this great investment option is never, ever empty!

This isn't one where we'll bang on endlessly about its "laundry list of inclusions & wow factor, with flowery real estate jargon" —as simply put, it's just a great residence in an awesome spot! The home itself ticks all the boxes, offering 3 bedrooms - all of good size, two bathrooms for added convenience, providing a great "set & forget" investment option. The open plan meals, kitchen & dining area is all together & an easy space to enjoy.

Again for added convenience, there is a double car lockup space to keep your pride and joy off the street, and the security it offers, an added bonus.

The rear yard space won't see you losing weekends to mowing & upkeep —a perfect &



For Sale
\$610,000

View
l.jhooker.com.au/1CDXF6H

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secured yard for young ones, or four-legged family members to enjoy with ease.

Location is king once more, being within walking distance & a short drive to local shopping options, schooling, lifestyle & amenities super close by.

With an almost 12 month lease in place, the security of tenancy is fantastic, and guarantees rental yields from your first day of ownership. Currently leasing for \$515pw.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquires

More About this Property

Property ID	1CDXF6H
Property Type	House
Land Area	310 m ²
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport

Todd Fisher 0438 592 920

Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

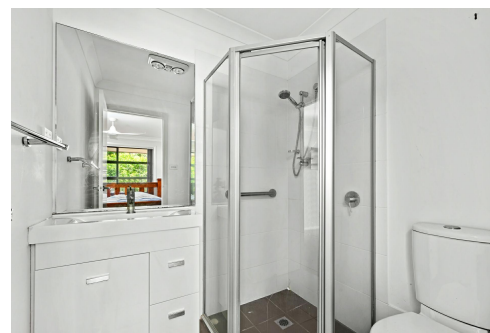
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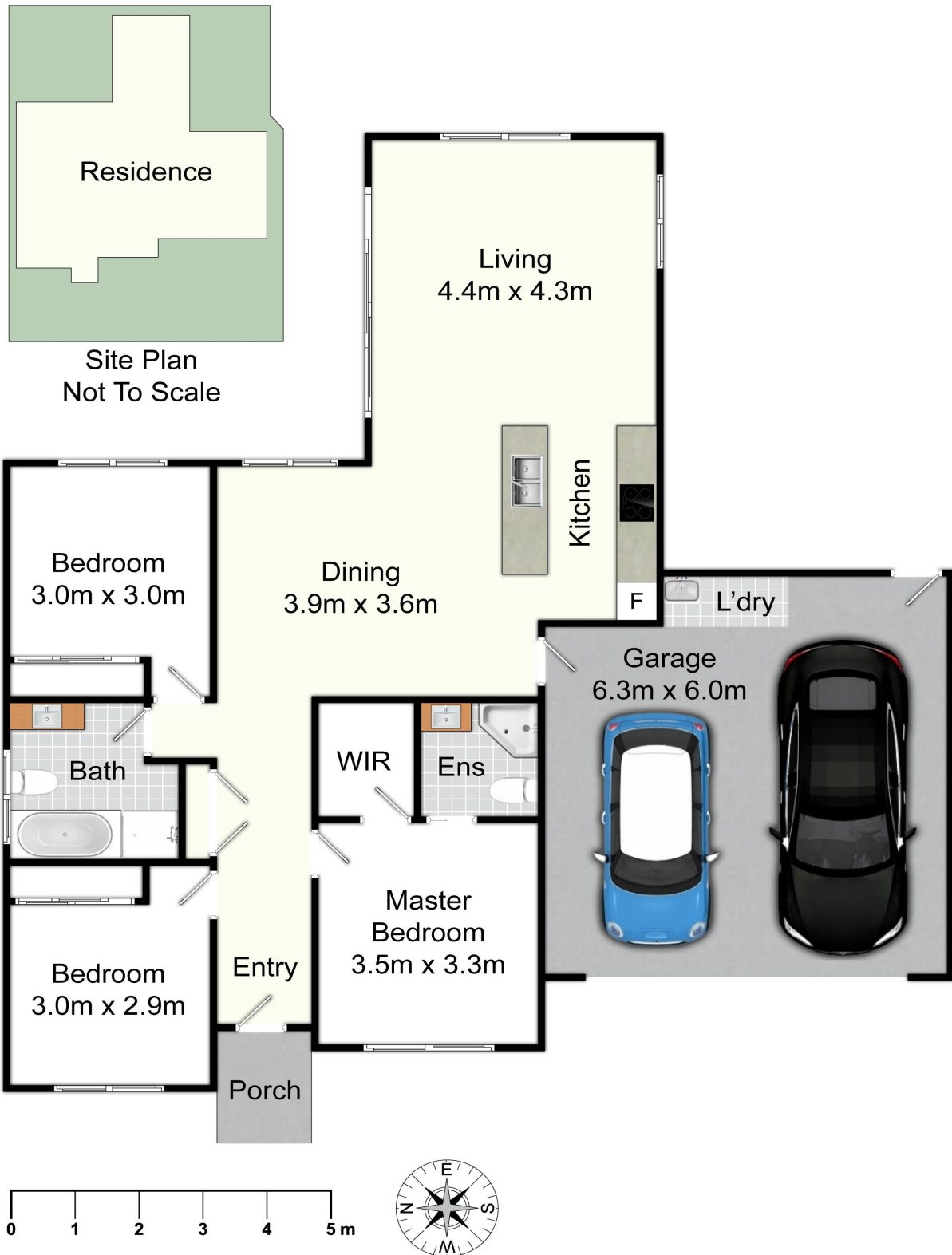
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