




2 Brown Avenue, Alstonville

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## Attention First Home Buyers & Investors...

Perfectly positioned within walking distance to the Alstonville village, sporting fields and local bowling club, this neat and tidy home offers a great opportunity for the savvy investor, first home buyer or down-sizer!

The floor plan features 3 bedrooms, updated main bathroom with shower, toilet and vanity plus bonus separate 2nd toilet, open plan lounge and dining area flows out to an under-cover outdoor entertainment space, renovated kitchen with Caesarstone bench tops and quality appliances including new dishwasher plus plenty of storage, internal laundry, front covered carport.

The home has had a recent make-over with new carpets, fresh coat of paint, new dishwasher, new blinds and curtains plus brand new timber fencing around the back yard.

The house is set back on a flat 682 sqm block in a quiet street, and offers plenty of front yard space for off street parking for your van or boat.

So many extra features including:

- Energy saving 8x solar panels

**FOR SALE**

Please Call

**AGENTS**

Michele Wallace

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**AGENCY**

LJ Hooker Alstonville

(02) 6628 1163

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Air-conditioning to main living and kitchen area plus ceiling fan
- All bedrooms have built-in robes
- New window coverings with floor to ceiling curtains + roller blinds
- New carpets to all bedrooms and lounge
- Fully fenced back yard with multiple raised garden beds
- Assortment of established citrus fruit trees
- Separate garden shed for extra storage

There is also an extra concrete slab to the rear of the property ready and waiting for a new shed or separate studio with pre-existing power connection plus 3-phase connection.

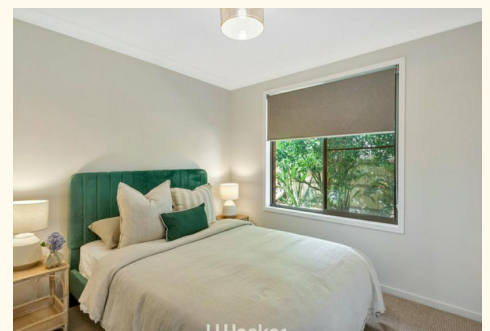
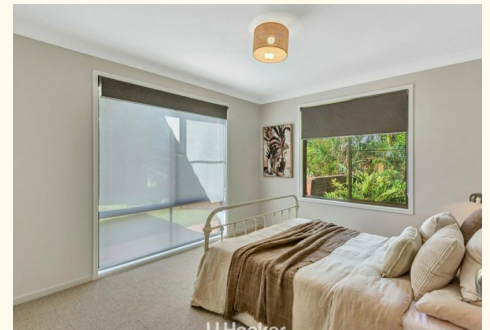
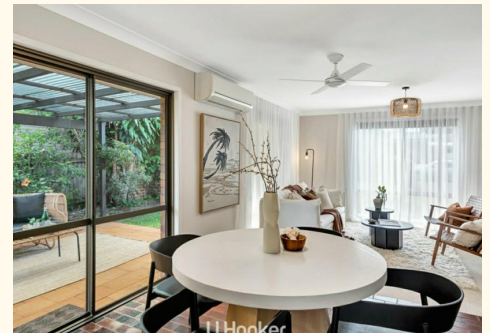
Don't miss out on this golden opportunity to purchase on the Plateau and add your own touches.  
Call Exclusive Agent Michele Wallace to find out more about this great property today!

## MORE DETAILS

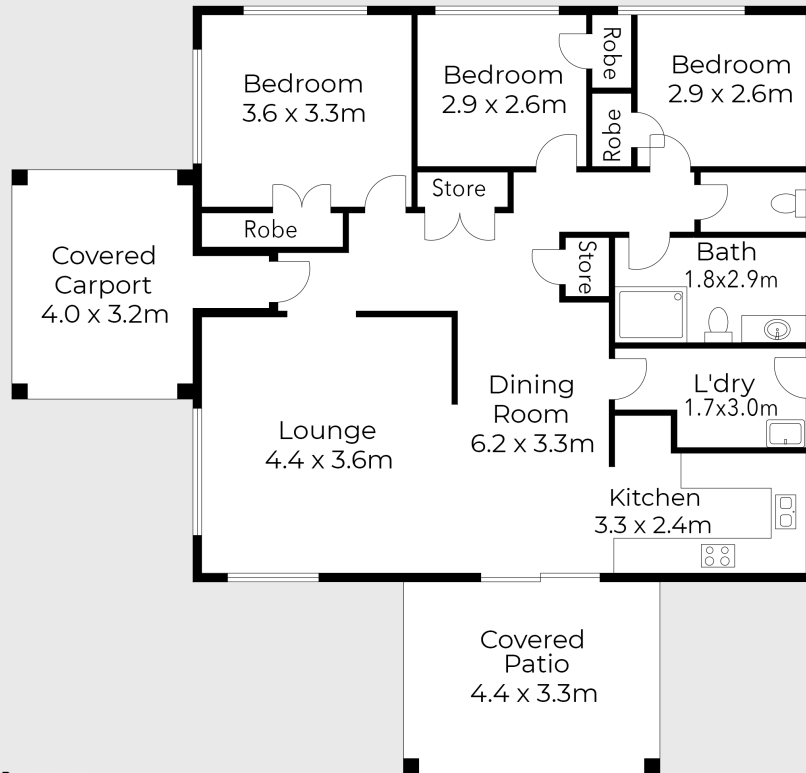
|               |   |
|---------------|---|
| Property ID   | 16PYF55   |
| Property Type | House   |
| Land Area     | 682 m2  |
| Including     | Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Solar Panels |

**Michele Wallace 0413 686 913**  
Sales Consultant/Licensed Real Estate Agent |  
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Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

APPROXIMATE AREA  
LIVING AREA : 98 m<sup>2</sup>  
TOTAL AREA : 126 m<sup>2</sup>

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