



2 Brown Avenue, Alstonville

## 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

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### AUCTION

Thu 26th Feb @ 5:30PM

### VIEW

By Appointment

### 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 Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

### Michele Wallace 0413 686 913

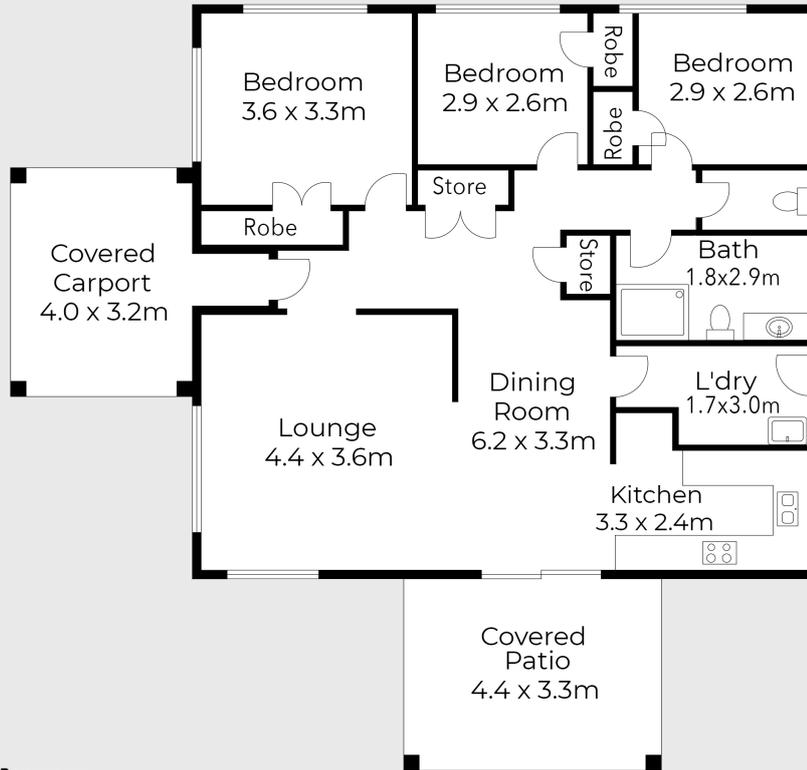
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### LJ Hooker Alstonville (02) 6628 1163

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