



49 Francis St, Goondiwindi

## Much loved family home looking for it's next owners

Are you looking for your next adventure?

This low set charming 3 bedroom cottage has so much to offer. Situated in a quiet and convenient part of town, only 260m from the Goondiwindi High school, 1 minute walk to the "Shot 2 U" cafe, only a short walk to the Golf Course and a nice stroll to visit the rest of what Gundy has to offer.

Featuring 3 bedrooms and a study, some beautiful french doors throughout, a freshly renovated bathroom including an additional seperate shower and toilet, functioning kitchen with electric stove, lock up workshop/shed and ample undercover parking.

This timber cottage has been loved by the same family for generations and is ready for YOU to put your personal touch and make it your home.

A renovators delight, a perfect stepping stone or a perfect property for first home buyers to put your own personal touch on this charming property.

Contact LJ Hooker Goondiwindi on 45738802 to arrange your

3 2 5

### FOR SALE

Please Call

### AGENTS

Jane Rampling

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Paul Leahy

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### AGENCY

LJ Hooker Goondiwindi

(07) 4573 8802

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Interested parties must rely solely on their own enquiries.



inspection

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 2ZXHUU               |
| Property Type | House                |
| Land Area     | 1012 m2              |
| Including     | Study                |
|               | Air Conditioning     |
|               | Evaporative Cooling  |
|               | Toilets (2)          |
|               | Outdoor Entertaining |
|               | Workshop             |
|               | Fully Fenced         |
|               | Water Tank           |

**Jane Rampling 0436 279 658**

Property Investment Manager | jane.rampling@ljhooker.com.au

**Paul Leahy 0418 794 684**

Principal | paul.leahy@ljhooker.com.au

**LJ Hooker Goondiwindi (07) 4573 8802**

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