



## Griffith, 53 Kookora Street

### Prime Investment Opportunity!

Grab a hold of this Prime Investment opportunity with fantastic development potential! Zoned Mixed Use on corner block giving investors or home owners the opportunity to expand their portfolio on the 1 title!

This Full Brick home placed in a well appointed location opposite City Park and only minutes to Schools, Hospitals and CBD with vision for cosmetic upgrade the property is offering immediate return with great long term tenant in place.

- 3 Bedrooms
- Garage
- Prime Location
- Great Investment Opportunity
- Tenants in Place

Featuring Open Living area with reverse cycle heating and cooling and gas heating! Built in Robes to bedrooms with lovely sunroom spilling out to massive alfresco area overlooking huge backyard which contains garden shed and garage with side access from



**Disclaimer:** 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.

**SOLD**

3 

1 

1 

#### For Sale

SALE GUIDE \$520,000 to \$540,000

#### View

[ljhooker.com.au/14DHZ5](http://ljhooker.com.au/14DHZ5)

#### Contact

**Anthony Sergi**

0412 596 366

[asergi.griffith@ljhooker.com.au](mailto:asergi.griffith@ljhooker.com.au)

**LJ Hooker Griffith**  
(02) 6964 5552

Walla Avenue!

Seize this opportunity to invest in a property with excellent growth prospects in Griffith's City Centre!

Call Anthony today to arrange your inspection!

## More About this Property

Property ID	14DHZ5
Property Type	House
Land Area	776 m <sup>2</sup>

### Anthony Sergi 0412 596 366

Principal | [asergi.griffith@ljhooker.com.au](mailto:asergi.griffith@ljhooker.com.au)

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