



76 Elgin Street, Gunnedah

Great Start or Smart Investment

Charming old-style weatherboard home, full of promise and positioned in a convenient location.

The property features:

- 3 bedrooms. Two with walk-in robes
- Renovated bathroom
- Additional toilet and shower installed in laundry
- Large lounge room
- Year-round comfort with split-systems and ceiling fans
- 10kw solar system, perfect for reducing the ever-increasing power bills
- Garage, garden shed and carport
- Generous fully-fenced yard - 1,204m²
- Walking distance to childcare centres, schools and Gunnedah CBD
- Great investment opportunity and rental return with current long-term tenants leasing the property at \$500.00 per week.

For more information or to arrange a private inspection, please contact the LJ Hooker Gunnedah Sales team on 02 6742 6767.

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FOR SALE
\$430,000

VIEW
By Appointment

AGENTS
Richard Gallen
0428 651 076
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AGENCY
LJ Hooker Gunnedah
(02) 6742 6767

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**

MORE DETAILS

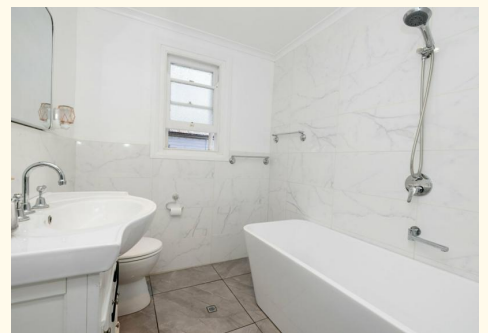
Property ID 7HXG81
Property Type House
Land Area 1024 m2
Including Air Conditioning
Toilets (2)
Secure Parking
Fully Fenced
Solar Panels

Richard Gallen 0428 651 076

Licensee | rgallen.gunnedah@ljhooker.com.au

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