

21 Kilderry Road, Hayes

## Big Block. Solid Bones. First Home Buyers - This Is Your Start.

Ant's "Fluff-Free" Description...

If you have been hunting for an affordable first home with space to breathe, room to improve and serious upside - stop scrolling.




This is the kind of property that gets people into the market and sets them up properly.

Set on a generous 1,406m<sup>2</sup> block and built around 1965, this solid home offers simplicity, functionality and loads of potential.

It is not flashy. It is honest. And that is exactly why it makes sense.

The Home...

- 3 bedrooms
- Functional bathroom with separate toilet

3  1  6 

### FOR SALE

Offers Over \$495,000

### AGENTS

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### AGENCY

LJ Hooker Pinnacle Property  
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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**

- Light-filled living room
- Practical kitchen and dining area
- Approx 87m2 internal area
- Built circa 1965
- Solar panels and new roof
- Solid structure with scope to update over time

The Block - This Is The Real Winner...

- Massive 1,406m2 allotment
- Wide driveway access
- Separate garage
- Multiple storage sheds
- Covered patio areas for outdoor entertaining
- Loads of off-street parking
- Space for veggie gardens, kids, pets or future extensions STCA

First home buyers - this is how you do it.

Buy the land. Improve the house. Create equity.

Why It Makes Sense...

- Affordable entry into the Derwent Valley market
- Big land component with flexibility
- Quiet Hayes location within easy reach of New Norfolk
- Simple floorplan that is easy to live in and improve

This is not about stone benchtops and designer tapware.

This is about getting your foot in the door and building wealth the smart way.

Opportunities like this do not wait around - so be quick!

Onwards and upwards to your slice of Hayes heaven!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## MORE DETAILS

Property ID	KKJ1F
Property Type	House
House Size	87 m2
Land Area	1406 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Outdoor Entertaining
	Workshop
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

### Ant Manton 0408 621 856

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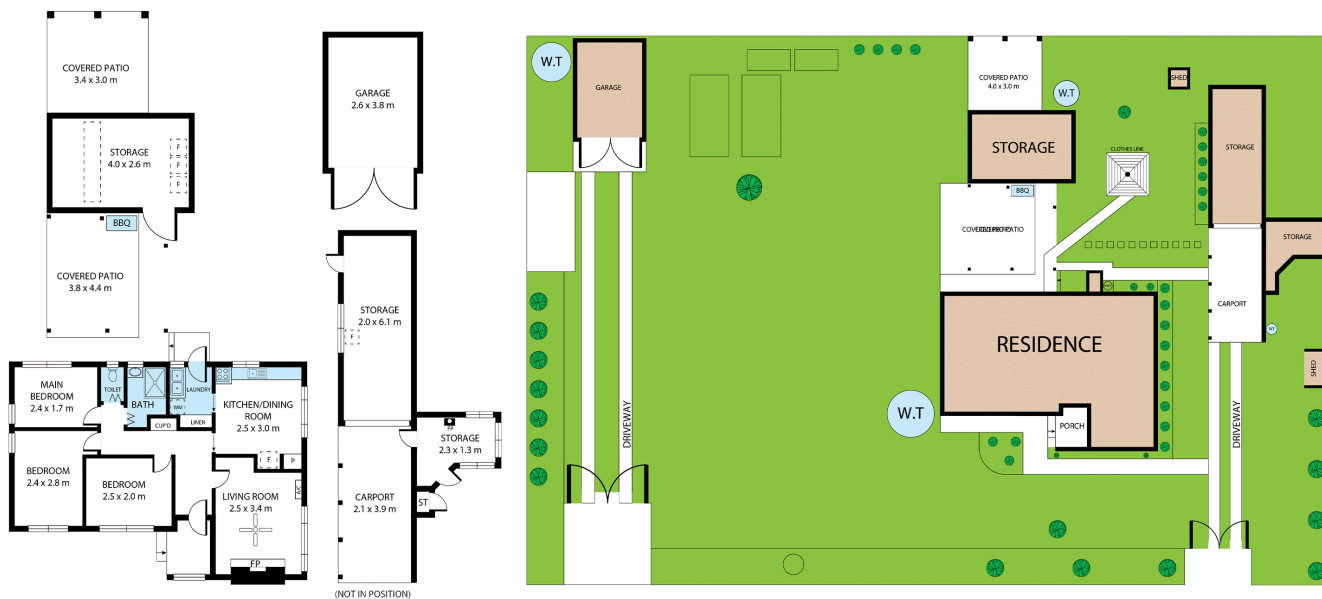
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House area: 87 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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 LJ Hooker