



12 Glanmorgan Avenue, Medowie

## FIRST HOME DREAMS

You have been searching for your first or home that next investment property but you have just missed out? Well call your Broker and tell them to get ready for this well priced four bedroom, two bathroom home with two living areas.




This sizeable family property will give you the opportunity to move straight in without having to do a thing, of course, you can add value with some modern touches giving you the chance to build your wealth not paying towards someone else's.

It would be remiss of us not to tell you about the large backyard with plenty of side access for the shed, boat, caravan etc.

The vendor is committed to moving on and will be considering all genuine offers before the Summer holidays kick off. Secure it today because tomorrow it will be gone!

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4  2  2 

### FOR SALE

Please Call

### AGENTS

Ryan O'Connor

0417 977 476

roconnor.medowie@ljhooker.com.au

### AGENCY

LJ Hooker Nelson Bay

(02) 4984 2400

 **LJ Hooker**

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## MORE DETAILS

Property ID	13SHF6R
Property Type	House
House Size	137 m2
Land Area	638 m2
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

### Ryan O'Connor 0417 977 476

Sales Executive | Licensed Real Estate Agent - Class 2 |  
roconnor.medowie@ljhooker.com.au

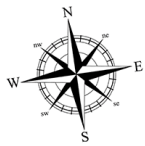
### LJ Hooker Nelson Bay (02) 4984 2400

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**TOTAL: 137 m<sup>2</sup>**  
 1st floor: 137 m<sup>2</sup>  
 EXCLUDED AREAS: YARD: 250 m<sup>2</sup>, ALFRESCO AREA: 13 m<sup>2</sup>, VERANDAH: 5 m<sup>2</sup>,  
 GARAGE: 31 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

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