



192 Manilla Road, Oxley Vale




## Perfect Starter, Investment, or Renovation Opportunity

This charming three bedroom home is being offered to the market for the first time and presents an excellent opportunity for investors, first home buyers, or the handy renovator looking for their next project.

The home features a secure, fully fenced backyard and a neat, tidy interior with two reverse cycle split systems, one in the living area and another in a bedroom, ensuring year-round comfort, whether keeping you cool in summer or warm in winter. The exterior has been freshly painted, and the three bedrooms are generously sized, providing ample space for relaxation. The bathroom is well appointed to cater to all daily needs.

Beautiful hardwood flooring runs through the bedrooms, with more hardwood hidden beneath the carpet in the living areas. Practical extras include drive through access to the backyard, a single carport, and a garden shed. The large, fully enclosed backyard offers plenty of room for gardening, children, or entertaining guests.

Ideally located within walking distance to the local primary school and shops, and just 10 minutes to the CBD, this property combines convenience, potential, and charm.

3  1  1 

**FOR SALE**  
By Negotiation

### AGENTS

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### AGENCY

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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 AHHHTE  
Property Type House  
Land Area 573 m2  
Including Air Conditioning  
Floorboards  
Secure Parking  
Fully Fenced

### Samuel Spokes 0475 843 042

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