



Surrey Downs, 356 Hancock Road

Your Next Investment Opportunity!



Auction Location: Onsite

AUCTION: 16th November at 12:30pm, on-site

Situated on a large 710m² (approx.) block with an approximate frontage of 19.20m is this 1973-built, three bedroom home. Located across from the Fairview Green shopping centre, gym and Blue Gums Hotel and with easy access to bus stops on Hancock Road this home is ripe for the picking. Currently tenanted on a period lease returning \$500 per week.

Features include:

- * Large 710sqm block (approx.)
- * Three bedrooms, main with built-in robe
- * Kitchen with adjacent meals area overlooking front yard
- * Lounge room



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.

For Sale
\$599,000

View
ljhooker.com.au/2AZ2GJU

Contact
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| Mawson Lakes | Modbury
(08) 8289 6660**

- * Ducted evaporative cooling
- * Good size backyard with shade area and garden shed
- * Garage with manual roller door

Ideal for those who want to set and forget investment, with possible plans of future subdivision (subject to planning consents). Tenant is happy to continue on, making it seamless for savvy buyers/investors!

Enquire today.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2AZ2GJU
Property Type	House
House Size	104 m ²
Land Area	710 m ²

Shaun Roberts 0435 367 534

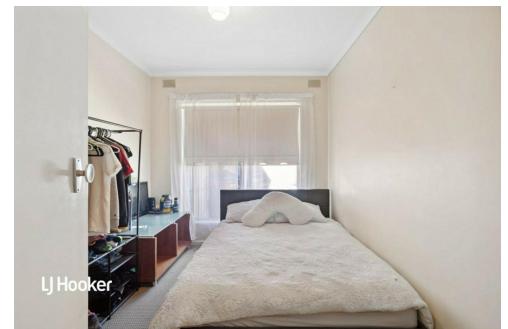
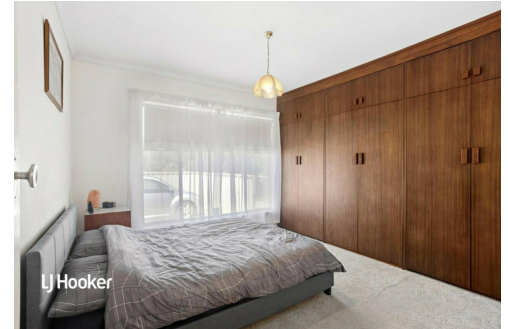
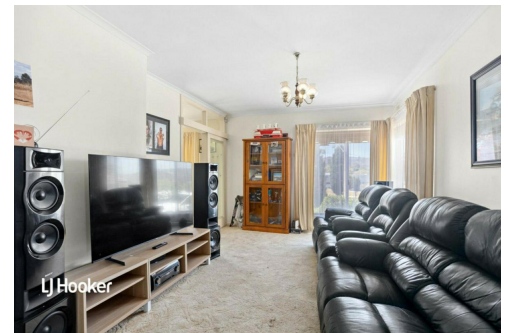
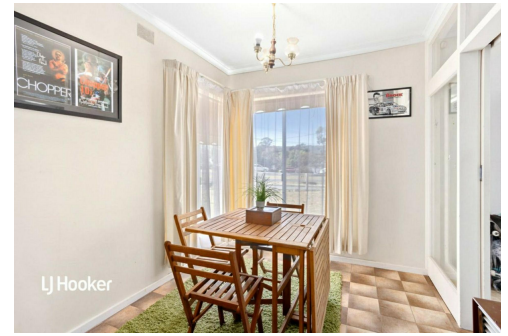
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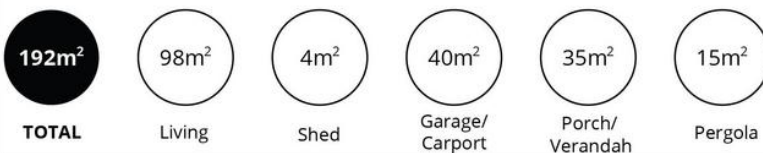
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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