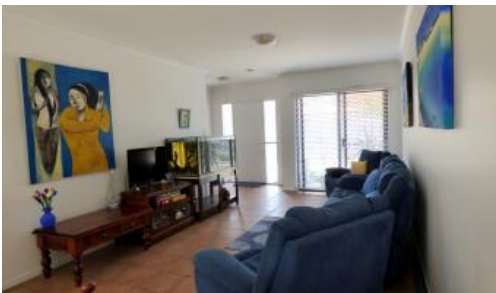




3/47 Dalton St, Kippa-ring



URGENT SALE !!!!

Expected rental returns are fantastic from this 3 bedroom townhouse in a great location whether you are wanting an investment property or live in sit back and relax. Expected return of \$350 per week.

This townhouse is located towards the rear of a small complex of four and represents fantastic value. Position in the suburb of Kippa-Ring and just a short walk to shops including Peninsula Fair and Kippa-Ring Shopping Village, medical facilities and even the cinemas.

This one is perfect for those looking to retire or start out or make a smart investment. There are plenty of opportunities right here.

The Kippa-Ring train station and bus transfer station are also located within walking distance from this townhouse and is within minutes' drive to the waterfront.

The complex is very neat and tidy. The current owner has loved living here but the time has come to move on.

The property features are - Fresly painted throughout-

Downstairs: - Open plan lounge, dining and kitchen. This space is large and has a lovely light bright and airy feel as you step inside.

You have direct access to the outdoor entertainment area and internal access from the garage for added security.

- Modern kitchen with breakfast bar, and good storage throughout.

- Downstairs powder room - Internal laundry at the back of the garage

Upstairs: - Internal wide staircase - 3 spacious bedrooms- 2 with built in cupboards - Separate vanity unit with a separate toilet and a separate shower over the bathtub.

As an added bonus the complex is also pet friendly. Properties in this location are

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| Price | SOLD for \$245,000 |
| Property Type | Residential |
| Property ID | 1076 |
| Floor Area | 152 m2 |

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rarely available. An inspection will be sure to impress. Expected rental return \$350 per week in the current market.

My current owners are ready to relocate and their instructions are clear to present all serious offers.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.