



8A Haddon Place PICTON, NSW



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## Better than renting?

Situated in an established part of Picton in an excellent cul- de-sac street with quality homes surrounding; this tidy home has a private entry and would be ideal for a first home buyer or astute investor at its current asking price.

- 3 bedrooms with built in to main
- Modern kitchen, combined lounge & dining
- Ceiling fan, natural gas heating & sewer
- Private outlook from entertaining area
- Single garage, good sized fully fenced secure yard

This home would return approx \$16,000 per annum. To utilize the best return and make the most of your investment all that would be requires is a fresh coat of paint and new carpet.

Picton is situated less then one hour from Sydney, and 35 minutes from Wollongong beaches. The area is very popular for the semi rural, relaxed lifestyle it offers, yet with all the conveniences of city living. Be quick to secure this one before Christmas!



**Gerard Smith**