



24 Westmoreland Road MINTO, NSW

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Motivated Vendor

Located close to shops, schools and transport; low maintenance yard great entertaining area. This fantastic home 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 \$17,000 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.

Minto is situated 45minutes from Sydney, and one hour from Wollongong beaches. The area is very popular for the sporting complex and netball courts this relaxed lifestyle offers everything, yet with all the conveniences of city living. Be quick to secure this one before Christmas!



Gerard Smith