



61 Thirlmere Way Tahmoor, NSW

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## Prime Location - Huge Potential on 1010m<sup>2</sup>

THIS PROPERTY WILL NOT LAST LONG ON THE MARKET

ATTENTION: First Home Buyers, Investors!!!!

What a fantastic offering to the marketplace; this family home is situated in a very convenient location only walking distance to the train station and Tahmoor Shopping Centre. Plenty of room on this fantastic level quarter acre block to potentially build a granny flat for the in laws or increase your rental return on your investment.

Where do you find a house on this block size in today's market for this price!

- 2 very large bedrooms plus a massive room for the main plus potentially another one or two more rooms
- Functional kitchen plus a formal lounge/dining area with high ceilings
- Air-conditioning plus a large covered deck entertaining area
- Colorbond fenced yard, side access + one car lock up garage
- Potential rent return of \$400 per week



**Gerard Smith**