



24 Kirndeem St, Culcairn



## HIGH RETURN INVESTMENT OPPORTUNITY

Set on a large 1,012m<sup>2</sup> block close to all Culcairn's amenities, this home would make an excellent addition to your investment portfolio.

Comprising 3 bedrooms plus sleep-out, 2 with built-in robes. Featuring a renovated kitchen with electric cooking, and an updated bathroom with bath, shower and separate toilet. The meals area adjoins the kitchen while the whole family is catered for with a lounge and separate rumpus. With ceiling fans, split system air conditioning, carpet and floor boards throughout. Includes single lock-up garage, carport and large rear yard.

Currently leased at \$220 per week to a long term tenant, this property offers a strong return on investment of approximately 6.5% or more. Call to inspect.

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

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.

 4  1  2  1,012m<sup>2</sup>

<b>Price</b>	SOLD for \$150,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1506
<b>Category</b>	House
<b>Land Area</b>	1,012 m <sup>2</sup>

### Agent Details

Brendan Lee - 0455 889 998

### Office Details

Albury  
593 Macauley Street Albury NSW  
2640 Australia  
02 6058 1234

**Paul & Scollard**

**Nutrien**  
Ag Solutions