



First in best dressed



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44 Phillip Avenue, Mount Austin

Sold for \$355,000 (Aug 26, 2024)

Freshly revamped, 44 Phillip Avenue is a real surprise packet. With nothing to do except move in and make it yours.

The house features include;

- Ducted cooling and Reverse cycle air conditioner
- Gas wall furnace
- Updated kitchen, with dishwasher and new stove
- Four bedrooms, 2 have built in robes, providing plenty of storage.
- Large rear entertaining area with pleasant north facing outlook.
- Disability access via sturdy concrete ramp to the front
- Off Street parking and handy access through gate to secure rear yard.

An affordable entry into the housing market for first-time purchasers, while investors could

Property ID:	L27716157
Property Type:	House
Building / Floor Area:	128
Open Parking:	1
Land Area:	569.09 sqm

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receive a potential \$380-400 per week.

Located 500m to the Turvey Park shops and Tavern, this neatly presented property is an opportunity to create a home or add to the portfolio.

Homes in this price range are selling quickly and buyers will need to be finance ready.

Call and arrange your inspection today.



44 Phillip Avenue
Mt Austin

Raine&Horne®



Total	142m²
Living	105m ²
Porch	3m ²
Pergola	42m ²

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