

A hands down winner as an investment or home.



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## 4 Clive Street, Wellington

\$279,500

Looking for value, size and position? This master-built residence might just tick all the boxes.

It has a clad exterior help keeps maintenance to a minimum while the spacious interior is light filled, warm and welcoming.

This home boasts a flexible and impressively large floor plan with bedrooms that could easily accommodate Queen to King sized beds plus the bonus of built in wardrobes and all set under high ceilings that add to the sense of scale and openness.

Currently tenanted at \$250 per week this property is well suited to investors and with the tenant expressing a desire to stay with a long-term lease, it makes perfect sense.

The home features dual living areas, including a spacious family room at the rear with potential to further enhance the space- think French doors opening to the garden.

Its open-design kitchen offers ample cupboard space and a large adjacent pantry/cupboard area and room for a dining table.

The bathroom is also well sized and has a bath tub with shower head, vanity and w.c

**Property ID:** L35121153

**Property Type:** House

**Building / Floor Area:** 123

**Garages:** 1

**Land Area:** 682.0 sqm

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**Gary Francis**

0428 459 830

[rhwelington2@bigpond.com](mailto:rhwelington2@bigpond.com)

Handy to the centre of town while a recently opened dog park is literally just down the road making it as convenient as it is family-friendly.

A side driveway leads to a lock-up garage and additional storage sheds within an established backyard.

So if you are looking for a home this has space, light throughout, good location and a great tenant in place then this is the home for you.

Contact Gary Francis on 0428 459 830.

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