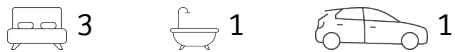




Classic Home with Future Upside



130 Maughan Street, Wellington

\$295,000

An appealing blend of old-style charm and modern updates, this clad home presents a ready-made investment with strong returns. Currently leased at \$350 per week, it offers immediate income with a tenant already in place.

The home features three well-sized carpeted bedrooms, each with ceiling fans, a separate lounge and a spacious kitchen that flows into a flexible dining or study area.

Upgrades have included refreshed flooring in the kitchen and sunroom along with updated décor throughout that ensures the property remains attractive to quality tenants.

Additional features include reverse cycle air conditioning, an internal laundry, enclosed front porch and a sunroom that adds to the overall sense of space. Outside, a shed and carport provide practical storage and off-street parking.

Set in an established area, this income-generating asset ideal for investors looking to grow their portfolio.

For further details call Gary Francis on 0428 459 830.

Property ID:	L35852360
Property Type:	House
Carports:	1
Land Area:	746.1 sqm

Gary Francis
0428 459 830
rhwellington2@bigpond.com

- Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation. Where land & building size is mentioned, while every precaution has been taken to establish the accuracy of the above information it does not constitute any representation by the vendor or agent. Prospective buyers are urged to rely on their own enquiries.