



63 Toongarra Rd, Leichhardt



## Calling all Investors & First Home Buyers

This great low set 3 bedroom brick home makes a great addition to your investment portfolio, first investment property or first home. Great tenants in place until 25th October 2023 at \$410 per week plus water.

The property has great sized rooms with polished floors throughout. The lounge/dining room has a split system airconditioner and the property has full security screens and doors. The kitchen offers easy access to the living area with a galley style layout, which includes a pantry and plenty of bench and cupboard space.

3 great sized bedrooms with robes—all big enough for either a king or queen bed.

The bathroom is shower only and there is a separate toilet. A decent sized laundry has easy access to the clothesline down the ramp.

For the car there is a single carport with a garden shed on the side for storage, but there is further storage under the house, which is lockable. Room to add another shed if you wish.

Offering full security screens and doors, a lovely level 703sqm fully fenced block—heaps of room for trampolines and swings. The home is walking distance to Leichhardt Primary School, Immaculate Heart Primary School, convenience shops and post office and transport.

This information has been provided to us by third parties and we do not

 3  1  1  703 m<sup>2</sup>

<b>Price</b>	SOLD for \$406,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1623
<b>Land Area</b>	703 m <sup>2</sup>
<b>Floor Area</b>	101 m <sup>2</sup>

### Agent Details

Bronwyn Handley - 0421 926 276

### Office Details

Newtown  
83 Brisbane Rd Newtown QLD 4305  
Australia  
07 3202 3877



accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

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.