



**8 Fraser St, Leichhardt**



## First Home Buyers and Investors

This low maintenance low set brick house on a 615sqm flat block is located in a quiet street, close to all amenities and is waiting for her new owners.

Upon entry you get a light and bright sun room which can be utilised in so many different ways. A large lounge room which has reverse cycle air conditioning and ceiling fan adjoins the dining room and kitchen.

3 great sized bedrooms, the master with built ins and 2 of the rooms with ceiling fans.

The bathroom has a shower over the bath and a separate toilet. A good sized laundry also completes the internal area.

Outside is a fully fenced flat yard which is basically a blank canvas. A garden shed on a concrete slab is ideal for storage. The carport protects the car but also allows rear yard access. The yard has plenty of room for a shed and room for kids to play.

This property will benefit from a facelift, but the tiled roof has been re-pointed, eaves have been painted and internal ceiling has also had a fresh coat of paint. There are security doors front and back and security screens on some windows.

Close to shops, primary school, bus and dog park.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own

3 1 1

**Price** SOLD for \$390,000

**Property Type** Residential

**Property ID** 1602

### Agent Details

Bronwyn Handley - 0421 926 276

### Office Details

Newtown  
83 Brisbane Rd Newtown QLD 4305  
Australia  
07 3202 3877



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.