



39 Avon St, Leichhardt



## Reap the Rewards

Behind the colourbond fence with automatic electric gate, you will see this hidden gem.

This great property features 4 great sized bedrooms. Walk up the front steps and you have a good sized front verandah for a morning cuppa.

The lounge/dining room has had a wall removed previously which makes for a large usable space, including split system airconditioning and a ceiling fan.

Adjacent is the kitchen with plenty of cupboard space, gas cooktop on the central island bench and electric oven. There is an abundance of bench space and this space goes out to the rear covered entertaining area. The wrap is coming off the kitchen in places, but the carcasses are still in pretty good condition. Renovate or repair this area and you will reap rewards.

A family bathroom is larger than most of these well constructed homes and features a larger shower and a separate bath, decent sized vanity and the WC.

The four genuine bedrooms are all a good size, the master with built in robes with space saving inserts.

Outside there is a large covered deck at the rear overlooking the private back yard complete with full colourbond fencing. A garden shed is included for the mower and whipper snipper, but there is also plenty of storage under the house.

There is plenty of room for parking with 2 cars under the house in a tandem

 4  1  5

**Price** SOLD for \$407,500

**Property Type** Residential

**Property ID** 1603

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set up, and 3 bays outside with the carport roof high enough for most caravans.

The property has a 1.6kw solar power system to ease up on those electricity bills and security screens all round.

This property will certainly benefit from a renovation, but is easily livable for now. It is well worth an inspection

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