



**6 Swift St, Trangie**



### Calling All 1st Home Buyers & Smart Investors

We offer for sale this charming 2 bedroom, 1 bathroom fibro/weatherboard home. Located close to schools, shops, park and town centre on a fully fenced 1/2 acre (2023m2) block of land. Open plan lounge & dining, modern kitchen & bathroom. Slow combustion wood fire, inverter split system a/c & ceiling fans. Newly replaced roof & 6 solar panels 1.5kw system to help reduce energy charges. Rain water tank 22,500lt connected to house, 2 lockable garden sheds on concrete slab one has power & water connected. Rear lane access with gate for the caravan or boat. Easily rent for \$180-\$200 a week. Great long term investment with space to think of subdivision. Property management available with agency

All information is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy. We advise any interested persons to make their own enquiries about this information prior to entering into any agreement or contract of sale.

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.

🛏 2 🏠 1 🚗 1

<b>Price</b>	\$175,000
<b>Property Type</b>	residential
<b>Property ID</b>	58
<b>Land Area</b>	2,023 m2

#### Agent Details

Andrew Ball - 0407964405

#### Office Details

Trangie  
5 Dandaloo St Trangie NSW 2823  
Australia  
0407964405



LOCALLY OWNED & OPERATED INDEPENDENT AGENCY  
PROUD TO SERVICE THE CENTRAL WEST  
WE ARE 100% COMMITTED TO COUNTRY NSW