



**12 Victor St, Trangie**



"Hard Works Been Done Sit Back Relax & Enjoy This Entertainers Delight"

We offer for sale this well presented 3 bedroom family home with lots of recent refurbishments all been completed. Loungeroom with split a/c & ceiling fan. Main bedroom with built in robe, ceiling fan & split a/c. 2nd Bedroom with ceiling fan. Bathroom with shower over bath. Internal laundry, modern kitchen/dining with easy clean flooring. Vertical blinds, tastefully painted & carpet throughout. Large covered outdoor entertaining area/deck, fully fenced backyard, large shed with concrete floor, rear lane access. 12 x solar panels on roof 3kw system helping to reduce rising power costs. Short walk to town, shops and schools.

Trangie is a lovely country town located 72klms easy 40 minute drive west of Dubbo with a population of around 1000 friendly country people. Low crime rates, chemist, butcher, post office/newsagent, hardware/supermarket, Doctor/Multipurpose Health Centre, 3 Pubs & 3 Clubs everything you need and a great place to live.

Offered with vacant possession would make an Ideal investment will easily rent for \$220 per week with tenants always available. Management available with listing agent.

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

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.

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**Price** \$159,000  
**Property Type** residential  
**Property ID** 65  
**Land Area** 715 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