

Sold



12 Campbell Cres, Goonellabah



## "Callie" - Must be Sold in 14 Days!

Great Investment Opportunity or Affordable First Home!

Immaculately presented this 3 bedroom beautiful family home has already proven to be a wonderful and affordable starting point for those looking to enter the property market, or add to their investment portfolio with a potential gross rental yield of 6.5%. This has been a home treated with love and respect and, let's face it, property doesn't expect to get any cheaper in the years to come - now is the time to think smart and move fast!

Perfectly positioned on a fully fenced 627m<sup>2</sup> block the home showcases a stylish renovation and polished timber floors throughout with not a thing needing to be done. Practical in design, the modern kitchen with separate dining area benefits from being readily serviced by the reverse-cycle air-conditioner located in the adjoining spacious loungeroom.

The jewel in the crown of this property is arguably the stunning

 3  1  2  627 m<sup>2</sup>

**Price** SOLD for  
\$257,500

**Property Type** Residential

**Property ID** 787

**Land Area** 627 m<sup>2</sup>

### Agent Details

Melanie Stewart - 0421560936

### Office Details

Alstonville

3 Lismore Rd Alstonville, NSW,  
2477 Australia

02 66281100



modern bathroom. With heated floor tiles and towel railing, a decadent shower and a truly sumptuous free-standing bath this is a wonderful touch of indulgent luxury worthy of your attention.



At the rear of the property you will discover the delightful backyard bordered by tall hedges - a perfect place for children and pets to play whilst you enjoy tending to the established raised garden beds. Rounding off the picture is a tandem carport, separate laundry with storage room and the convenient location featuring handy proximity to all city amenities.

The commitment to sell and allow new owners to take advantage of what is on offer here is very real so please organise your inspection today by contacting exclusive selling agent, Robyn Hunt, on 0448 448 758.

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