

# FOR SALE



**\$182,000**

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## 161 Wollombi Road, Muswellbrook

### Investment Property

Neat & tidy three bedroom home currently leased to an excellent Tenant who is happy to stay on.... Currently leased at \$200.00 per week equating to \$10,400.00 per annum. The bathroom has been renovated and has a large shower recess. Well cared for yard with added privacy by the established trees on the boundary. There is a detached single lock-up garage with remote auto roller door + freshwater slim-line tank. The home also has 2 x split system air conditioning units installed. There is one in the lounge and one in the main bedroom. Located at the top end of Wollombi Road a short walk to parks. Land area is : 618 m2.  
Showing returns of 5.7 % (Gross)



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**John Boyle**

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