



# 35A Vernal Street Nawton

Easy Living, Exceptional Value

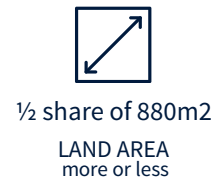
## RAY & CHRISTINE

A decade of *selling*, a decade of *results*.



# A Place to Call Home

This inviting two-bedroom home combines comfort, quality, and convenience. Built from split brick and weatherboard with aluminium joinery, it offers lasting durability and low-maintenance living. Set back from the road amongst established gardens, it features a modern kitchen and bathroom, light-filled living spaces, and year-round comfort with a heat pump. The generous section provides space to entertain, garden, or relax, while the single garage offers secure parking and extra storage. Conveniently located close to everyday amenities, this move-in-ready property is an opportunity not to be missed.



## Property Information

Legal description: Firstly an Estate in Fee Simple being an undivided 1/2 share of 880sqm more or less of Lot 16 DP S16900, and Secondly an Estate in Leasehold being Flat B DP S18656 as specified on Instrument L S659846 for a Term of 999 years of computed from 1.3.1974

Certificate of Title: SA17A/1274 & SA17A/1272

CV \$510,000  
LV \$280,000  
IV \$230,000

HCC Rates  
\$2,929.09pa

EW Rates  
\$471.80pa

## Chattels

- Fixed Floor Coverings
- Light Fittings
- Rangehood
- Stove
- Dishwasher
- Heated Towel Rail x1
- Heat Pump x1
- Smoke Detector
- Drapes
- Blinds
- Bathroom Extractor Fan x1
- Garden Shed x1

## Rental Appraisal

\$520.00 - \$540.00pw

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Let's  
Talk 

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