



CRUNCH THE NUMBERS



4



1



2

25 Richard Street, Ayr

Reduced to \$199,000 Neg

This well maintained 4 bedroom home sits proud upon 878m² of prime East Ayr soil and is PRICED TO SELL! White timber gates open into the property. The reliable and abundant Burdekin water supply means the manicured yard and gardens create welcoming surroundings year long. The front door leads into a formal sitting room at the heart of the home. A turned timber gate creates decorative visual appeal and separates the sitting room from the formal lounge and dining room on the lower level of the residence. The kitchen is positioned at the rear corner of the home accessible through a doorway in the dining room. The kitchen features an L shaped layout with fan forced oven and electric hot plates. Two windows provide ample ventilation with the rear window allowing visual contact with guests relaxing in the outdoor BBQ area.

The master bedroom is located at the side of the residence on the north western side of the dwelling. The master bedroom features a built-in wardrobe, ceiling fan and air-conditioner. Bedroom 2 is positioned along the same side and is shaded by the adjoining carport. Bedroom 2 also features a built-in wardrobe, ceiling fan and air-conditioning. Bedrooms 3 & 4 are located close to bedrooms 1 and 2 and all 4 bedrooms are within close proximity to the bathroom and toilet for convenience.

The bathroom features a single vanity and wall mirror as well as a bath tub with a wall mounted shower head. The toilet is positioned in the corner of the bathroom. An additional

Property ID:	L1056468
Property Type:	House
Garages:	2
Land Area:	878.0 sqm

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toilet is situated in the downstairs laundry area and is perfectly located when entertaining in the BBQ area adjoining the laundry. The laundry area is suitably sized for most modern appliances. A large 160L electric hot water system is located in the corner and floor tiles ensure easy cleaning of this high foot traffic area.

A fantastic undercover BBQ area is the ideal spot to entertain or watch the children play in the fenced back yard on a sweet spring afternoon. A concrete block bench with tiled top provides an excellent serving counter or outdoor bar and also features a space to house the BBQ. Other notable features include a car shed located adjacent to the BBQ area, an adjoining carport, a concrete driveway to the roadside, a lockable garden shed and irrigation sprinklers in the established gardens. This listing boasts many features and is ready for inspection today!