



OWNERS KEEN TO RELOCATE



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54-56 CANBERRA STREET, Ayr

\$425,000 NEG

Residential properties bragging 1/2 an acre are very rare to find, especially within walking distance to the CBD, Schools & other essential everyday amenities Ayr has to offer. The best one though is none other than "God's greatest SPORT"...The Ayr Golf Links is only a stones throw away so those weekends will never be the same...But here at Andersen's we have for one lucky family the "ULTIMATE PACKAGE". Not only a 1/2 acre fully fenced town block but boasting a 5 bedroom near new rendered home & a 2 bedroom fully self contained decked out Container home. Perfect for visitors, the oldies, that older teenager or a fantastic opportunity as an investment...

Less than 6 years old this near new modern rendered 5 bedroom home is perfect for the largest of tribes. Positioned on a generous fenced 2,024m2 lush town block it offers a great escape for the kids and pets to play and an abundance of backyard entertaining for family and friends. This family home is sure to please in every way and would easily secure approximately \$420 p/w rent....

Property features include:

- 5 bedrooms with built ins, fans and air-conditioning
- Master suite includes walk in robe and en-suite

Property ID:	L1056602
Property Type:	House
Building / Floor Area:	1012
Garages:	2
Land Area:	2024.0 sqm

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- Study / 6th bedroom
- Generous family bathroom with separate toilet
- Massive open plan kitchen, living and dining all in today's modern colours and hues
- Ceiling fans and fully air-conditioned
- Large kitchen with ample prep, bench space, pantry, storage and quality appliances
- Generous laundry facilities for a big family
- 2 bay auto garage
- Enclosed rumpus /entertaining area to accommodate all the family and friends
- 5kw Solar system
- Fully security screened
- Fenced 2,024m2 town block
- Minutes away from Schools, CBD and Ayr's major conveniences and GOLF!!!
- Shade sailed and paved back area and so much more...

Container Features:

2 bedrooms, combined kitchen living & dining. Bathroom/Laundry amenities & is fully air-conditioned for comfort. Has it's own power so is ideal as a rental and would easily secure \$150 p/w. Full Council approval for this one.

If you are looking for that bigger than usual family home with the opportunity of 2 rentals for one property then look no further than here. This is definitely the one for you and your family or better still a "Fantastic Investment"... So be quick and call today to arrange an inspection of this fabulous package...You won't be disappointed.....

Property Code: 895