



**SALISBURY NORTH**  
13 Wolgarra Street

3  1  2 

## Cosmetically Challenged

Are you ready to roll your sleeves up and do a bit of work to save tens of thousands on this property that appears to be structurally sound (subject to building inspection) but does have some issues like a hole or 2 to fix in internal walls, moldy bathroom ceiling, rusty fascia's and breather pipe and the arched carport entrance would best be demolished. There's no sugar coating this one but if you have initiative imagination and a degree of intelligence its hard to pass up.

Features include:

Near new instant gas hot water

Temperature control pad in kitchen

Gas cooking

Ducted evaporative air conditioning

Roller shutters

650sqm (approx.) block

No easements


Site value as at 1.1.2018 \$180,000


Capital value as at 1.1.2018 \$230,000

<b>Property ID:</b>	20414476
<b>Property Type:</b>	House
<b>Garages:</b>	2

### AGENT

**Alan Bickley**

 0421 787 996

 alan.bickley@salisbury.rh.com.au