

**31 Drummond Rd, Oxley Vale, NSW, 2340**



**House For Sale**

Friday, 15 November 2024

31 Drummond Rd, Oxley Vale, NSW, 2340

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tania Clare

0267661214

## Perfect Investment or First Home Opportunity

Step into this charming two-bedroom home, just a short stroll from the local public school. Ideal for first-home buyers or investors, this property combines comfort with convenience. Featuring polished floorboards throughout, a new roof, updated external sheeting and reverse cycle split-system air conditioning in both the lounge and main bedroom.

The tidy, original kitchen and an internal laundry make daily routines easy, while the family bathroom offers practicality with a shower-over-bath, vanity, and toilet. Both bedrooms are generously sized, and the fully enclosed yard provides ample space for kids or pets to play, making it perfect for growing families or those seeking a relaxed, low-maintenance lifestyle.

This home is the perfect entry-level opportunity for a new investor with a potential return of \$390-\$400 per week, or the first-home buyer looking to step into the market. With its appealing features, convenient location, and strong rental potential, this property is set to attract a great deal of interest. Do not hesitate-send through your enquiry today, as this one is sure to prove popular!

Investors will appreciate the potential rental return of \$390-\$400 per week, adding appeal to this well-located property with strong rental demand.

- Two spacious bedrooms, ideal for family living
- Family bathroom with shower-over-bath layout
- Original kitchen with adjacent internal laundry
- Polished floorboards throughout for a sleek, cohesive look
- Split-system air conditioning in lounge and main bedroom
- Fully enclosed backyard, perfect for children and pets
- Single carport providing secure off-street parking
- Close proximity to the local public school
- Potential rental return of \$340.00 - \$360.00 per week
- Land size 582m<sup>2</sup> and rates approx. \$2,400 p/a