

**1/186 Baker Street, Temora, NSW 2666**

**McGrath**

**Unit For Sale**

Thursday, 9 January 2025

1/186 Baker Street, Temora, NSW 2666

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Unit**



Lachlan Pellow  
0498781008

**\$300,000 - \$320,000**

Brick veneer and tile roof centrally located unit in a complex of 4. The property is a great opportunity for a first-home buyer, investor or downsizer looking for a central unit. Internal features:- 2 great-sized bedrooms- Tidy functional kitchen.- Accessible bathroom- Internal laundry.- 2x Split System Airconditioners. - Natural gas heater.External Features:- Undercover front verandah.- Garage with internal access. - Side lane access.Location benefits:- 300-metre walk/drive to IGA.- 150-metre walk/drive to Temora Medical ComplexKey Figures:Allocated land area: 250 m<sup>2</sup>Internal Area: 104 m<sup>2</sup>Rates: \$1,394.00 approx. per annumCurrent Rent: \$280 per weekGENUINE OFFERS WILL BE CONSIDEREDDisclaimer: All information contained here is gathered from sources we believe are reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. \*Approximately.