



**PRICE GUIDE:** \$482,000.00

Area: 494 m2

## Sold by Graham Shelly and Nathan Lynham

This classic lowset 1950's home located on a corner allotment in one of Mundingburra's most picturesque streets, offers an outstanding opportunity for both homeowner occupiers and investors alike. ?

With solid construction including original hardwood timber flooring, high ceilings, and modern finishes is located within a short stroll to the Ross River in highly sought-after Mundingburra, close to major shopping centres and prestigious schools.

Features three bedrooms, the master with ensuite, and separate areas for lounge, and family rooms, all on low maintenance 494m2 fully fenced allotment. If you are looking for location, practicality, and an abundance of a timeless character, this the house for you!

### THE PROPERTY

- Three bedrooms all with built-ins
- Master bedroom has an ensuite
- Main bathroom and ensuite recently renovat



**Graham Lynham**  
0447 250 222

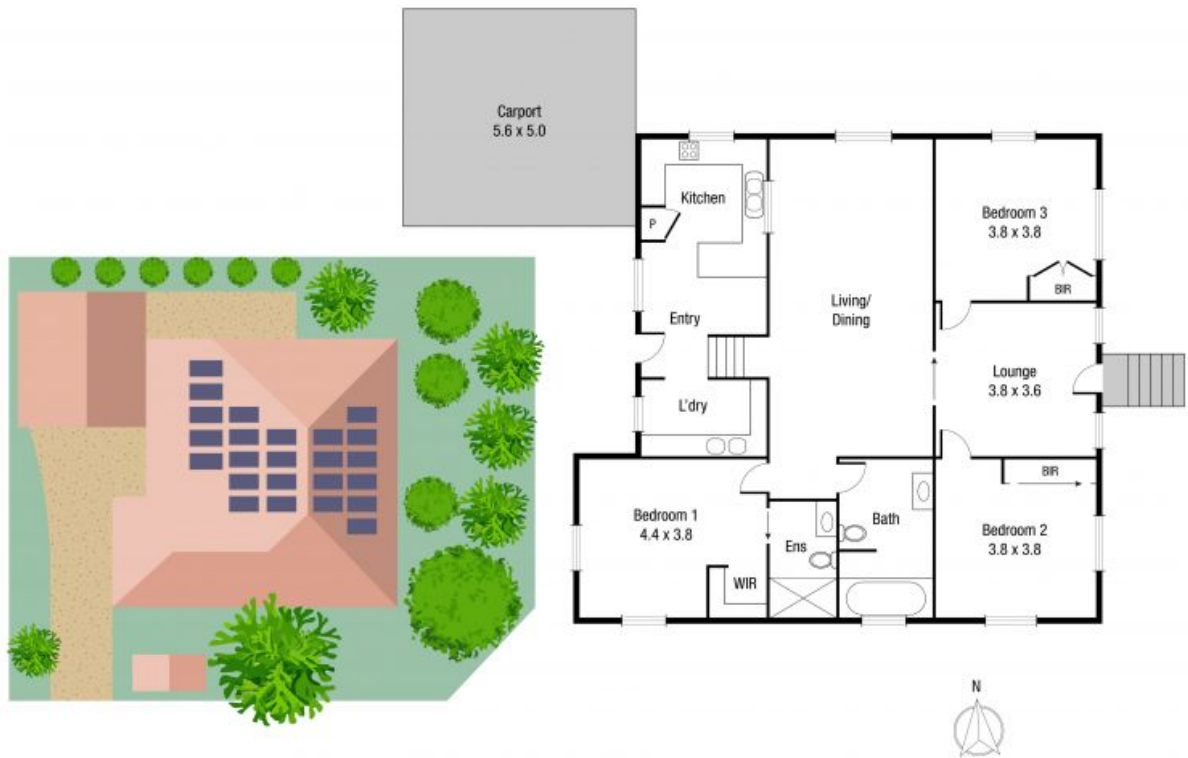


**Nathan Lynham**  
0427 695 162



**OFFICE**

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**07 4723 3222**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 150.1 sq.m

13 Winifred St, Mundingburra