

## 13 Carlton

### Table of Contents

- | [Property Details](#)
- | [Photo Gallery](#)
- | [Map](#)
- | [Contact For Inspection](#)

## Property Details

**13 Carlton Avenue, GOONELLABAH**



**INVESTMENT OPPORTUNITY**

3  1  1 

This flood free property offers the perfect opportunity for someone looking for an investment with a long term tenant in place.

- 3 Bedrooms
- 1 Bathroom
- 1 Carport

Featuring 3 bedrooms with updated carpet, open plan lounge/dining area with laminate flooring along with an updated kitchen and serviceable bathroom.

Situated in a central Goonellabah location close to shopping centres, sporting fields, schools and on a bus route.

The property is currently tenanted to an excellent long term tenants paying \$280 per week and would be happy to stay on.

Brick and tile construction with carport for vehicle accommodation.

This home would appeal to owner occupiers or investors alike, call today to arrange your private inspection.

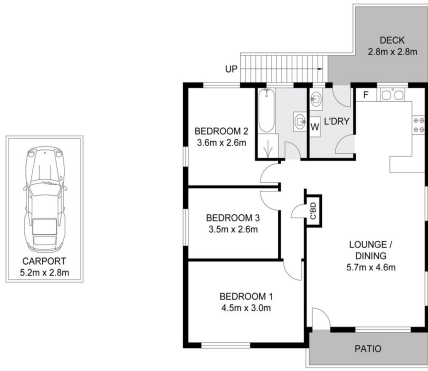
---

**\$269,000**



## Photo Gallery





INT : 83.8m<sup>2</sup>  
EXT : 17.8m<sup>2</sup>  
CARPORT : 14.6m<sup>2</sup>



13 Carlton Avenue, Goonellabah



0 1 2 3 4 5

Scale in meters, indicative only. Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries @ viewings only 2023.

13 Carlton Avenue, Goonellabah



INT : 83.8m<sup>2</sup>  
EXT : 17.8m<sup>2</sup>  
CARPORT : 14.6m<sup>2</sup>



## Map



## Contact For Inspection



### CORY BYRNE

LICENSED REAL ESTATE AGENT

0447 128 150

[cory@walmurray.com.au](mailto:cory@walmurray.com.au)