



# CROWNE

REAL ESTATE



## 31 Frederick Street NEWTOWN QLD

3 1 1

This 1,012sqm allotment with a three bedroom dwelling is located in a suburb that has historically demonstrated outstanding capital growth (11.4% in five years!) and represents an incredible opportunity for any savvy investor or land banker.

Inside the dwelling you'll find three bedrooms and timber flooring throughout (except in the bathroom, which is tiled instead). The air conditioned lounge room sits central in the home, with the kitchen located at the back in fairly original condition. Underneath the home you'll find the laundry and a good amount of storage space, with a water tank and side access for the current tenants' convenience.

But the value on offer here is SO much more than just the home itself. 1,012sqm in a neighbourhood as tightly-held as Newtown, which has such incredible historic growth and

**Price** : \$ 245,000

**View** : <https://www.crownrealestate.com.au/3707919>



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