



**CROWNE**  
REAL ESTATE



**38 Ludwig Street LEICHHARDT QLD**

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Originally purchased as an invest property the owners have now had the opportunity to invest in bigger and better things. My instructions are to sell this property.

So, what's on offer?

If you are a busy person and you are looking for a low maintenance home to call home base this is for you. There's not a lot of yard to speak of but that just means less mowing for you and more time on the weekend to enjoy.

For the investor this property was most recently rented for \$340 per week and again offers that low maintenance opportunity.

\* Welcoming & attractive entrance. (low maintenance, lawn and decorative garden)

\*Double remote garage including practical laundry area.

\*4 good sized bedrooms, all with built-ins, fans, blinds & carpet

**Price** : \$ 305,000

**Land Size** : 344 sqm

**View** : <https://www.crownrealestate.com.au/4824267>



**Kirsty Dutney Jones**  
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Scale in meters. 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.

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