

Sold



**44 Guildford St, Blyth**



## NEAT AS A PIN

This property would be ideal for a first home buyer or investor. The timber frame home offers two spacious bedrooms, with built-in robe in one, plus separate study and storage room. A galley kitchen provides walk-in pantry and overhead cupboards. There is a dining room and large lounge room with gas heating and ducted evaporative air conditioning throughout. The bathroom has a stand-alone shower, bath and vanity and there is a functional laundry as well.

The exterior of the home includes a front verandah and double length carport under the main roof. In addition, there is a 6m x 6m\* garage, chook house and bird aviary. Situated in the rural town of Blyth, just minutes from the Clare Valley, this property provides a great opportunity to get into the real estate market.

\*Denotes Approximate      RLA228106

2 1 3 1,011 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	12016
<b>Land Area</b>	1,011 m <sup>2</sup>
<b>Floor Area</b>	80 m <sup>2</sup>

### Agent Details

Graeme Nield - 0428 848 915

### Office Details

Clare

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