



## 393 Ulster Street, Beerscourt

Welcome to 393 Ulster Street. You'll find it on the corner of Darley Street and Ulster Street. Guess what? . . . it really doesn't get closer to the "hub", than here. The current owners are using this for business, although it is still set up as a home. . . so you'll be able to move in and enjoy. This could capture a good audience if you want to "work from home". . . may be great as a consultation room for your business. Better than paying someone else rent. It doesn't matter which way you look at it, 393 Ulster is a great offer. If you need to be central - with an ability to walk into town, or be close to the bus service. . . well they won't come much closer to town, Te Rapa, Frankton and Dinsdale. There's 3 heatpumps here, an alarm, 2 very good sized bedrooms - plus a sunroom. You'll find that the owners have well insulated this so its warm and snug. With the big fence - you'll be tucked away from it all, yet right in the middle. Make sure you make a time to view, as there will be no open homes. Call/Text Lisa Sigley 021722281 to view.



**Lisa Sigley**

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<b>Land area</b>	516 m <sup>2</sup>
<b>Floor size</b>	130 m <sup>2</sup>
<b>Rateable value</b>	\$480,000
<b>Rates</b>	\$2,666.00

