



## 12 Ramsay Street, Frankton

Built in the 1930s of native timbers and offered to the market as a liveable family home, a reno project, or a removal and development opportunity, this three bedroom weatherboard property is full of potential. It comes with the promise of great rewards for either first-home buyers or investors. Entry level buyers looking for a foothold on the property ladder will appreciate the home's future worth. It has gas hot water, a 1.5 car garage and a carport. The generous 763sqm section is fenced and is a blank canvas for landscape design. Frankton is going ahead in leaps and bounds. New residential developments are springing up and modern apartments are creating a new look to the area which was once designated to be Hamilton's CBD. Frankton is abuzz with industry and serviced by State Highway 1, which makes commuting in any compass direction an effortless undertaking. Dinsdale shopping precinct is walking distance, eateries abound in the area and a full range of amenities is available from library to gym. All needs are met. The inner city and lake are less than five minutes away. Whatever the buyer option, there is maximum scope to add value.



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Land area	763 m <sup>2</sup>
Floor size	104 m <sup>2</sup>
Rateable value	\$280,000
Rates	\$2,009.84

