



27 Brooklands Street, Crookwell



## FOR THE FIRST TIME IN FOREVER!

Agent 2.0 Real Estate is proud to bring to the market for the very first time, a family home that has seen plenty of love and care over the course of its life at 27 Brooklands Street, Crookwell.

This property is a perfect investment with plenty of ways to value add OR suitable for anyone from the first home buyers to the downsizers coming in off the land. The layout offers multiple options depending on the circumstances at hand.

Over the last 6 months this home has had all the big ticket items replaced : New MASSIVE Kitchen, Bathroom and Laundry. All that is left (if you wish to) is a coat of paint to modernise the rest!

With 3 huge bedrooms, plus 2 more rooms out the back there is plenty of room for a growing family or for guests when they come to stay.

Speaking of room - cars are covered with the huge carport and the garage has also been lined and carpeted in its past life - making this a great studio, man cave or could just as easily be converted back to a garage if that is your preference.

The abundance of storage options range from a massive wood shed, green house, garden sheds and a meat storage room. There is also real lane access too - the options are endless!

Being a fully fenced, 1030sqm block, this property is priced very competitively in today's market and will not last!

**PLEASE NOTE :** Due to the current COVID-19 situation, in order to adhere with "Social Distancing" and to ensure the health and safety of all buyers, sellers and their families we will not be having open for inspections at this property. **HOWEVER, WE ARE ENCOURAGING INSPECTIONS BY APPOINTMENT!** Contact Chris from Agent 2.0 Real Estate on 0488 744 639 to arrange a time that suits!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price	SOLD for \$375,000
Property Type	Residential
Property ID	37
Land Area	1,030 m2

### AGENT DETAILS

Chris Rigney - 0488 744 639

### OFFICE DETAILS

Agent 2.0 Real Estate  
0488 744 639

 **AGENT 2.0**  
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