

35 Cameron Street

Whats' the asking price ...

TENDER

Tender closes 4pm Friday April 27th 2007

What's on offer ...

Spacious, sunny, light filled one level, 20s Californian bungalow in top inner city location. North facing.

Four bedrooms. (Three dx and one single)
Separate lounge. Separate dining/family.
Separate kitchen.

Main bathroom has bath, WC and basin and there is a separate shower and sep WC off laundry.

Entry foyer/sunroom.

Detached double garage/workshop. (pit)
Drive on access.

Full of character, native timbers, stained glass lead lights, ornate ceiling in living room.

LIM available.

First time on the market for 37 years.

What's its' construction ...

Roughcast

"Decramastic" roof over iron roof.

Wooden joinery

Garage: Concrete block. Iron roof.

How old is it ...

Built in 1930s (Later additions. See LIM)

You'll want to know about the ...

Land area	811m2
Rates	\$ 2008 pa
Rateable value "	\$ 370,000
Land value	\$210,000

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