



## 8 Boyne Place, Cromwell

### Light, Sunny and Full of Potential!

If you're looking for an affordable first home or investment, with potential to add value, then this flexible home on Boyne Place is a real must-see! Tucked away on an, easy-care 369sqm section in a quiet cul-de-sac, this property offers an incredible investment property opportunity with a fixed term tenant in place until November 2025.

The home itself is surprisingly spacious with a large open plan living and dining space, as well as a large separate lounge that can be opened up or closed off depending on your needs. Both areas are lovely and bright with lots of natural light, and the open plan area has a fireplace to keep and cosy over the cooler weather.

#### Main Features:

- 2 Bedrooms
- Office
- Separate sleepout
- Sunny backyard patio
- Two large living areas
- Fixed tenant in place until November 2025
- Quiet location
- To be sold furnished (see chattels list)
- Closed wood burner & Heat pump

Contact Steve and Jake - The Green Team for more information about viewings, or for copies of documentation about this property.

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### Floor/ Land Size

**Floor:** 90m<sup>2</sup>

**Land:** 369m<sup>2</sup>

### Price By Negotiation

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