



13 Chapman Street Frederickton, NSW



### Frederickton With Income Potential!

Located in Frederickton, this original 3 Bed Brick and Tile home sits on approx. 795sqm block in a sought-after location and flood-free position.

There's a wonderful thing about Fredo, not just its unique village lifestyle or that it's right by the river, with easy access to a boat ramp, or the fact that there's a local Primary School, golf club, General store, cafes, and pub all within moments of each other. But council has zoned Frederickton R5 Village and with that, the options are almost limitless (STCA).

The original brick-and-tile home, features:

- 3 Bed, 1 Bath (accessible bathroom)
- Open-plan living/dining
- Original kitchen with electric cook-top
- Separate toilet
- Internal laundry
- Sunroom ? covers the back of the house
- Full-length front verandah

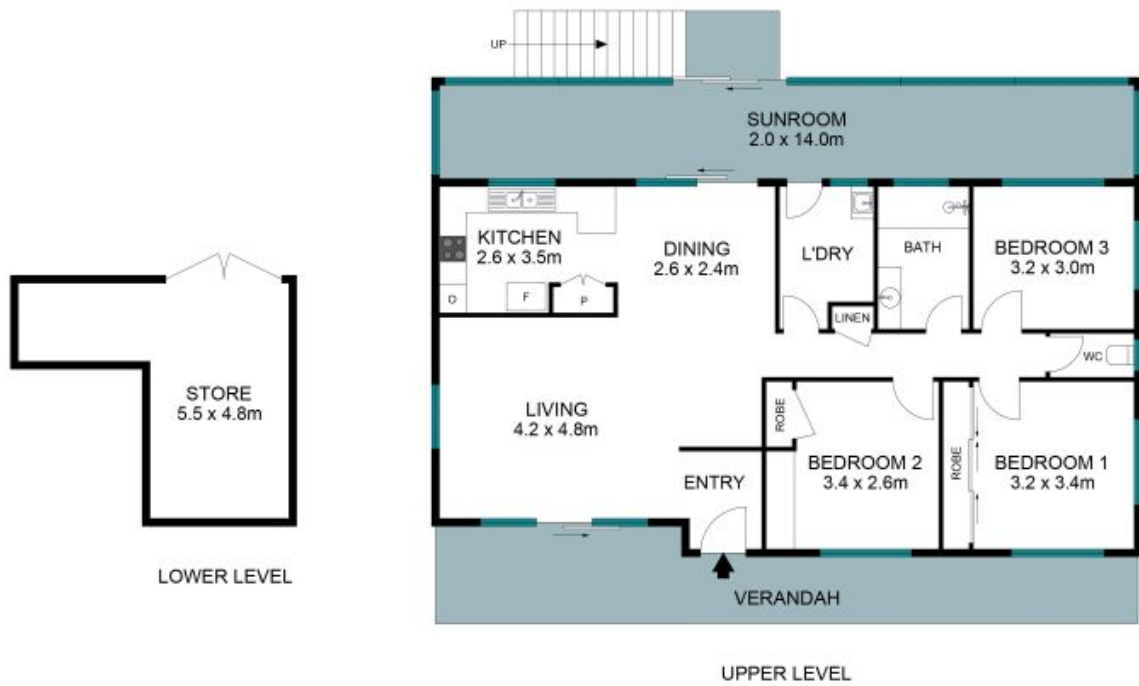
**Price:** \$479,000  
**Council Rates:** \$3,605.76 p/q



**Carlos Peters**

0427 256 570

13 Chapman Street  
Frederickton



The site plan and floor plan are not to scale; measurement are indicative in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.