



### Before and After Flemington

- Property Purchased in 2004 for \$365,000
- Rental at last tenant \$600pw.
- Do nothing and sell - Appraised Price August 2016 \$830,000 maximum
- Spend \$30,000 which includes furniture hire – SOLD \$1,012,000

Before



Façade

After



Façade



Living Room



Living Room





**Kitchen**



**Kitchen**



**Bed 1**



**Bed 1**



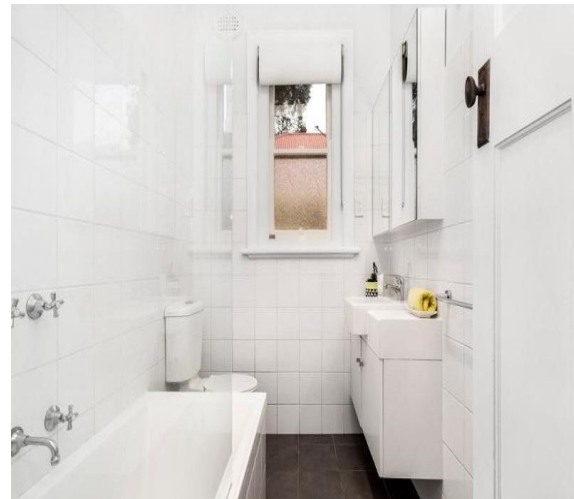
**Bed 2**



**Bed 2**



**Bathroom**



**Bathroom**





**Backyard**



**Backyard**