



*Molly J. Oliver*  
**Residential Specialist**  
 785-462-5203 (cell)

**BigIron**  
 REALTY

**390 N Franklin Colby KS**  
 Office: 785-460-SOLD (7653)  
 Mobile: 785-462-5203  
 Email: mollyo@bigironrealty.com  
 Fax: 785-460-7658  
 www.bigironrealty.com



Welcome  
 to  
 1230 W. 6th  
 Colby, KS



**\$74,900**

## Opportunity Does Come Along.....

Call or text Molly today at 785 462-5203 for an appointment to view this newly listed home. This charming older home is full of great potential and is at price point the home is being offered "as is". The price reflects ability for next owner to make updates as desired by the buyer.

There are original hardwood floors in many rooms and the arched entry ways are so charming. Natural lighting is wonderful in this home with all the large windows in the rooms.

The perfect welcome mat is out...with the large covered front porch. A front porch is always desirable, and an area where you can create outdoor living. The perfect setting for wooden rockers, vintage Mission bench, and plenty of decorative flowers, and stylish outdoor accent pieces. This area can become your escape with morning coffee or afternoon cool lemonade.



The location is amazing, not too far from downtown area, City Park and right across the street from the Sacred Heart School and Church. The lot and street is established with lots of trees and social activity with walkers in seasonal months.

The second bedroom on the main floor has been converted to two small rooms, but just remove the sheetrock wall and you will have the original second bedroom space to use. There are two bedrooms on upper level and two bedrooms in basement level of the home.

The older kitchenette area in basement is a perfect area for you to have a hobby/craft room or office, OR put a wet bar in and have a family area.

**Yes, opportunities do come along from time to time, and this is a "home" opportunity. Please call or text Molly today for a private viewing.**

