



# SOLD

## PRICE DROP! INVESTORS TAKE NOTE!

Only \$229, 000 for an immaculate 2 bedroom unit? Yes, you read that right.

Here's what a local finance broker worked out:

Investment purchase for \$229K + \$9,500 (estimated costs including transfer duty/settlement etc.) = \$238,500 = about \$835 pm. (interest only) or \$1,135 pm. (principle + interest).

Expected rental income \$985 net per month (after management fees) - based on \$250 rental per week.

How convenient would it be living opposite IGA North Road and a few meters from the bus stop into town? Plus you have a gym, doctors and a pharmacy within easy walking distance down the road.

If you're looking for a low maintenance home, well planned space, complete with a gorgeously sunny courtyard to relax in and a beautiful outlook over the common area, then look no further than number 37 Royston Park!

This very neat and sunny 2 bedroom unit is 79 m2 in size with a private outside area of 214 m2 to potter around in or entertain friends. In total 293 m2, so not really tiny at all! It has its own sheltered carport directly at the front door, plus extra space for visitors to park, or a small boat or trailer. Another huge bonus is that it is on a corner overlooking the park, so you have less neighbours and more privacy than most of the others.

Enter through the front door and you're in a light and bright open plan area - your lounge, dining and kitchen. On the shorter wall in the carpeted lounge is an economic gas heater to keep you cosy on those cooler Albany nights.

Past the lounge there is plenty of space for a dining room table and chairs. The corner of the room is ideal for a study or computer nook, whatever your needs. From here there's a glass sliding door opening out to your private patio and a large storage room where you can keep all your extras that you just cannot bear to part with but don't need on a daily basis.

The kitchen boasts a new electric stove and is painted in a tranquil green. There's a neat single sink and plenty of cupboards and bench space. This modern area has a practical linoleum floor for easy maintenance. A big window looks out over the lovely courtyard and lets in natural light

2 BED | 1 BATH | 2 CAR

PRICE:  
\$229,000

OPEN FOR INSPECTION:  
N/A



**Jess Adams**  
**0410631335**  
jessadams@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.