



FOR SALE

OPPORTUNITY, GREAT VALUE, LOCATION!

A modernised 70m2 2x1 unit positioned on the first-floor corner in a quiet and well-maintained complex. The property is an ideal first home, a lock and leave home or a smart rental investment. Nothing to spend. Just move in or rent out. Open plan lounge/dining room, modern kitchen, quality flooring, two bedrooms, renovated bathroom and toilet. Separate communal laundry. Allocated under-cover parking.

Situated so close to all amenities: Osborne Park Primary School (650m), Servite College (1km), Main Street shops (1.1km), cafes and restaurants (1km), gym (1.2km), Library (1.3km), childcare centre (390m) and just 400m from Mitchel Freeway entry and the new upgraded bike path offers a direct route to Glendalough Train Station (1.3km) and the CBD (8km).

This property oozes opportunity, offers great value and convenience and is worth your inspection.

Features Include:

- 2 bedrooms
- 1 bathroom
- Lounge/Living Room
- Modern kitchen
- Casual meals area
- Private balcony
- Allocated under-cover car park
- Gas HWS
- Reverse cycle air condition

Council Rates: \$1310pa

Water Rates: \$909pa

Strata fees \$290 pq

For more information and to make an appointment call or txt Seulyn 0422 025 192.

DISCLAIMER: This document has been compiled for the purpose of advertising and marketing only. Whilst every care has been taken in preparing the particulars and information contained and believed to be correct, neither the Agent nor the vendor nor servants of both, guarantee their

2 BED | 1 BATH | 1 CAR

PRICE:
\$225,000

OPEN FOR INSPECTION:
N/A



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