



SOLD

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Ground floor premium 2 bedroom apartment situated in the heart of Dutton Park, presents a desirable temptation. Roof-top entertaining BBQ facilities with view for you to unwind. Step inside this practically designed home to unveil the contemporary neutral tones that tastefully reflect a charming floorplan designed for the inner city couple. Acquire for your investment portfolio or aim to move at a later date. The spacious kitchen has generous bench-space, quality cabinetry and a sleek, stone counter-top embellished with quality appliances, including a fridge, dishwasher and microwave.

Tenancy Details:

- Lease ends 15/01/2022 (Tenant would love to stay on)
- Currently rented for \$460 per week - with bond equal to 4x weeks rent held with the RTA.

Outgoings:

- Council Rates \$387.10 per quarter approx.
- Body Corporate \$913.80 per quarter approx. (1/4/2021 - 30/6/2021)

Further Inclusions:

- Split system aircon with ceiling fans in each bedroom
- Gas cooktop
- Plenty of storage space within the apartment
- Island kitchen bench with European appliances
- Internal laundry with dryer
- Rooftop BBQ area – Perfect for entertaining large groups
- NBN Ready
- Pet friendly building

2 BED | 2 BATH | 1 CAR

PRICE:
\$485,000

OPEN FOR INSPECTION:
N/A



Jordan O'Sullivan
0428108888
empirerealty@atrealty.com.au
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.