



**SOLD**

**TOO LATE, IT'S GONE! 'OFFERS OVER \$389,000'.  
PERFECT LOCATION & LEASED AT \$430/WEK.**

SOLD & Settled!!!

Many Disappointed Buyers ... MORE Listings wanted!!!  
Another one SOLD by an O'Donnell \* 0409 348 238

This comfortable, near new (built in 2016) HomeUnit has two (2) bedrooms, ensuite, two living areas (one media-room upstairs & one family room downstairs) PLUS remote garage.

Downstairs: 'SuperChef' kitchen – large bench space, sleek ceramic cooktop, dishwasher & loads of cupboards. Large separate dining/meals area. Spacious family space (with loads of natural light) ... that spills to a roomy covered outdoor patio – and private north-east facing courtyard. There's a convenient 'powder room' and separate laundry. Direct access from the single garage. Fully insulated and reverse cycle air-conditioning.

Upstairs: Two (2) good size bedrooms – master with a generous size ensuite. Sparkling main bathroom with separate bath and shower – conveniently located beside second bedroom (virtual ensuite). Third room (shown on floorplan as study) is converted to extra living/media – could easily convert to a third bedroom.

What a find ... not just good - this is a GREAT INVESTMENT, offering BOTH capital & income growth!!! Leased to 23rd August 2023 at \$430/week = Rental @\$22,300+pa.

Gross Return 5.5%+pa.

Rarely do HomeUnits of this calibre become available ... especially in such a superb location!

R-A-R-E opportunity to secure a Six Star, AAA+ location – very short walk to the sprawling Clifford Gardens shopping precinct (Coles, BigW, Woolies, Medicare, several Banks, speciality shops, food court & restaurants). Gold's Gym, Macca's, Zarraffa's Coffee, the iconic Newtown Park & Rose Garden, several schools, etc, etc are a short walk. The City Centre is just a two-minute drive – this is prime, Prime, PRIME (city fringe) Newtown.

General Rates: \$2,123.76 nett/pa. Water Access: \$629.18 nett/pa.

Body Corp Fees: \$41.15 nett/week each.

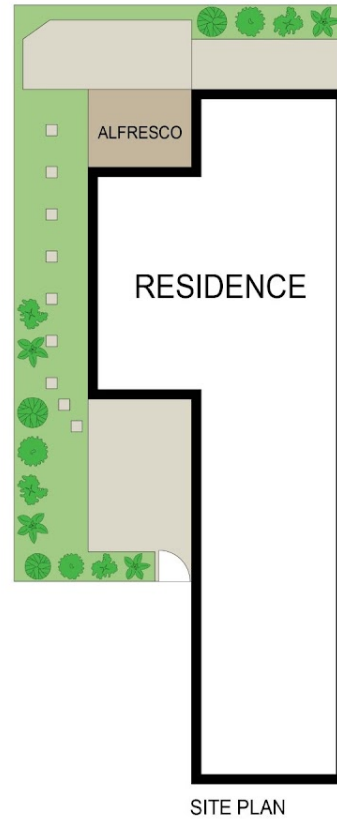
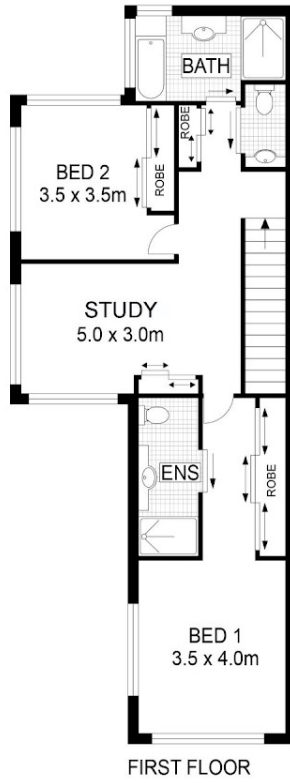
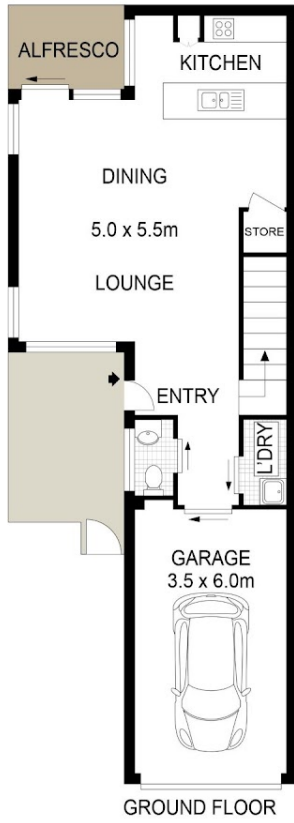
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$395,000

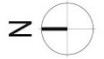
**OPEN FOR INSPECTION:**  
N/A



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INT: 144m<sup>2</sup>  
EXT: 15m<sup>2</sup>



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**3/18 Mirle Street, Newtown**

**THE AGENCY**

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.

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