



FOR SALE

ATTENTION INVESTORS SEEKING CENTRAL 2BED 1CAR AC UNIT & POOL- EXCELLENT ROI 6.63%

Your search for a high performing investment prospect could end right here!
This newly listed property at 2/ 10-12 Curtin Street, Westcourt just 600 metres from DFO Shopping Centre. With its excellent location and impressive rental yields, this is an opportunity to be closely considered.

Key Features:

- Location, Ground floor unit space totalling 61m2 ▪ Rented for \$370 pw to 30 June 2024 with option to renew lease or owner occupy ▪ Low Body Corporate fees ▪ Rates \$2,919 pa ▪ Ground floor unit totalling 61m2. Features 2 bedrooms, Kitchen, Range Hood, Induction Stove, Shared Laundry Adjacent unit, Mirrored Built in Robes, Split Air-conditioning, Security Screens, Polished porcelain tiled floor and walls throughout ▪ Shared Pool ▪ Private Undercover Car Park ▪

Listing Price \$290,000

Investment Highlights:

- Central Location: Offering convenience and accessibility. Potential for capital growth with DFO Shopping Centre - Coles, and Post Office - and Parramatta Primary and Trinty Bay High State schools nearby. Enjoy easy access to takeaway food (Hungry Jacks and Food Court right at DFO), shops, sports fields and public transportation, making it an attractive choice for tenants.
- Strong Returns: Excellent gross ROI at 6.63%.
- Let the Body Corporate take care of the day-to-day maintenance, allowing you to enjoy your investment.

2 BED | 1 BATH | 1 CAR

PRICE:
\$290,000

OPEN FOR INSPECTION:
N/A



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