



**SOLD**

## FANTASTIC VALUE FIRST HOME BUYER UNIT

First home buyers and investors start your property investment journey here with this modern, great value 2-bedroom unit!

The unit is located in a small complex of only 22 units in a quiet street close to Westfield Shopping Centre and the local Westmead Public School.

Adding to its appeal and livability are features such as NO common walls, huge balcony and plenty of street parking for your 2nd car or for your visitors.

Very well maintained throughout in a quality building, be quick to inspect before it's gone!

### HIGHLIGHTS

- 2 bedrooms
- security car space
- storage
- large entertainers' balcony
- gas cooking and hot water
- built in wardrobe
- NO common walls
- small complex of only 22 units
- very quiet location
- only 7 years old
- 89m<sup>2</sup> in size (not including car space)

Potential rental of \$500.00-\$525.00 per week  
Strata levies \$789.13 per quarter

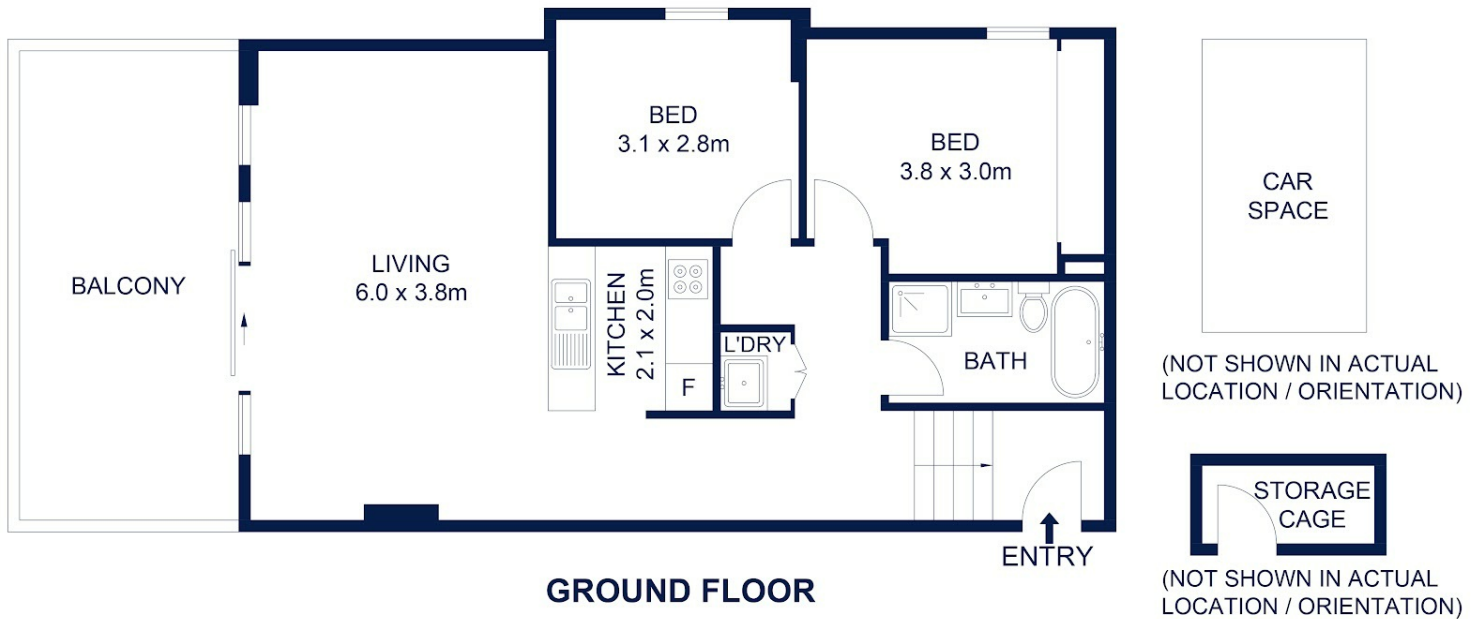
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$465,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Stan Medanic**  
**0439559300**  
stan@medanic.com.au  
Medanic Property Group



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## Unit 4 / 6-8 Anderson Street Westmead

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.