



# FOR SALE

## WELCOME INVESTORS AND EMPTY NESTERS

Rob Harwood @realty is pleased to present 50/70 Marlboro Road, Swan View—a well maintained 2-bedroom villa that presents an excellent opportunity for investors seeking a cost-effective addition to their portfolio or those wishing to downsize without compromising on quality.

This property offers:

- Two well-appointed bedrooms with built-in robes, new carpeting, and a ceiling fan in the main bedroom.
- A generously sized lounge and dining area.
- A well-maintained kitchen complete with a pantry.
- A contemporary bathroom featuring a walk-in shower and full-height tiling.
- Modern floor tiling throughout the living areas.
- New carpets in the bedrooms.
- Security screens fitted to all exterior doors and windows for peace of mind.
- A private, fully enclosed courtyard with a patio area, perfect for outdoor relaxation.
- Split system air conditioning ensuring year-round comfort.
- Situated within a well-managed complex with affordable strata fees of approximately \$500 per quarter.

With a current rental appraisal ranging between \$400 and \$470 per week, this property is an outstanding investment opportunity. Please contact Rob Harwood to arrange a viewing—this property is not expected to remain on the market for long.

2 BED | 1 BATH | 0 CAR

**PRICE:**  
Offers From \$299,000

**OPEN FOR INSPECTION:**  
N/A



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