



FOR SALE

ONE FOR THE FIRST HOME BUYER OR INVESTOR.

Rob Harwood @realty is pleased to present 9/70 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.
- A generously sized lounge and dining area.
- A well-maintained modern kitchen
- A solid original bathroom.
- Modern floating timber laminate flooring the living areas.
- Carpets in the bedrooms.
- Security screens fitted to all exterior doors and windows for peace of mind.
- A private, fully enclosed and insulated patio and fenced rear yard.
- Ducted reverse cycle 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 \$430 per week, this property is an outstanding investment opportunity but is currently leased until April at \$380 per week. 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 over \$349,000

OPEN FOR INSPECTION:

N/A



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