



37/6-8 Bathurst St, Liverpool, NSW 2170

\$525,000 to \$540,000

Unit 2  2 



## LIFESTYLE, LOCATION & VALUE

Occupying a corner position on the seventh floor with a stunning balcony with sweeping views ideal for easy outdoor living. Internally the apartment features open plan living modern interiors peacefully located in a small tightly held security block, offering lifestyle advantages in a convenient "walk to everything" location, just metres to Westfield's, schools, transport and a selection of vibrant cafes.

What's important to you:

- \* Two bedrooms with built-ins, main with ensuite
- \* Open plan lounge and dining with Air conditioning & floating floors
- \* Entertainers balcony with sweeping views
- \* Modern stone kitchen with s/steel appliances, gas cooking, breakfast bar
- \* Basement parking, security building completed in 2012
- \* Ideal first home or easy care investment with great rental prospects
- \* Currently returning \$580.00 per week Lease expiry 03/11/2026

NB: PHOTOS TAKEN PRE TENANCY

OUTGOINGS:

Strata Levies: \$953.85 per quarter approx Capital works fund \$228.80

Council Rates: \$364.00 per quarter approx

Water Rates: \$199.68 per quarter approx

DISCLAIMER: While Century21 Combined Liverpool has made every effort in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Century21 Combined Liverpool encourages and advises all prospective purchasers to make their own inquiries in order to verify the information contained herein.

**Open for Inspection**

By Appointment.

### Listed By

The Office

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