



8/71 Alice St, Wiley Park, NSW 2195

Sold - \$505,000

Unit 2  1 



PRIME POSITION

Ideally located in prime position only 100m from Wiley Park Reserve, this top floor 2-bedroom unit is the perfect opportunity to renovate and make your own.

Open for Inspection

By Appointment.

The unit is filled with natural light enhanced by floor-to-ceiling windows throughout. The kitchen provides a solid foundation for future updates, featuring stainless steel appliances and ample storage. The kitchen flows through to the sun-drenched living area complete with air conditioning and access to the balcony. Both bedrooms offer built in wardrobes and are set each side of the updated bathroom complete with laundry facilities. The unit is complete with a secure under-cover car space.

Conveniently located approximately 650m from Wiley Park Station (Soon to be Metro Station) and within close proximity to local schools and shops and Roselands. This unit is well suited to a savvy renovator or as an entry-level home for first-home buyers. Don't Miss out!

Total area: 85.8 sqm

Strata Levies: approx. \$900 per quarter

Potential Rent Return: \$475 p.w

Download a Strata Report here: <https://beforeyoubuy.com.au/reports/unit-8-71-alice-street-south-wiley-park-nsw-2195/strata>

All precaution has been taken to determine the accuracy of the above information however, all interested parties are to rely on their own inquiries and professional advice.

Listed By

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