

Unit 6 33 Wyong Cres, Andrews Farm, SA 5114**Under Contract**Unit 3  2 **Modern 2023 Townhouse Great Investment**

Proudly presented by your local property specialist, Andy Nguyen from Century 21 Property People. An outstanding opportunity to secure a near-new townhouse built in 2023, perfectly suited for investors seeking immediate income and long-term security.

This stylish home features three spacious bedrooms, including a master with private ensuite, plus the convenience of a single garage. Currently tenanted at \$500 per week with a secure lease in place until November 2026, this is a true set investment.

The interior boasts impressive 2.7 metre high ceilings, creating a bright, open and contemporary feel. Quality inclusions elevate everyday living, including ducted reverse-cycle air conditioning, dishwasher, durable laminate floorboards, and a rainwater tank for added sustainability.

A standout feature is the skylight in Bedroom 2, flooding the home with natural sunlight and significantly reducing daytime electricity usage, a major bonus for tenants and investors alike.

With common driveway insurance of approximately \$160 per quarter, ongoing expenses are kept to a minimum.

Modern, low maintenance and already delivering returns, this is an exceptional investment you don't want to miss.

RLA 2140

OUR MISSION

To provide a superior Real Estate service, assisting all clients to achieve their goals with honesty and integrity, by openly sharing our experience and knowledge helping people to build a better future.

OUR VISION

Securing your future in profitable real estate

OUR SERVICES

- * Selling your home with integrity and respect
- * Improving knowledge through educational evenings & workshops
- * Maximising investment strategies through rental properties
- * Showing you how to achieve financial security
- * Help you find the most appropriate finance tailored to suit your needs.

Listed By

The Office

Phone: (08) 8258 4222

Open for Inspection

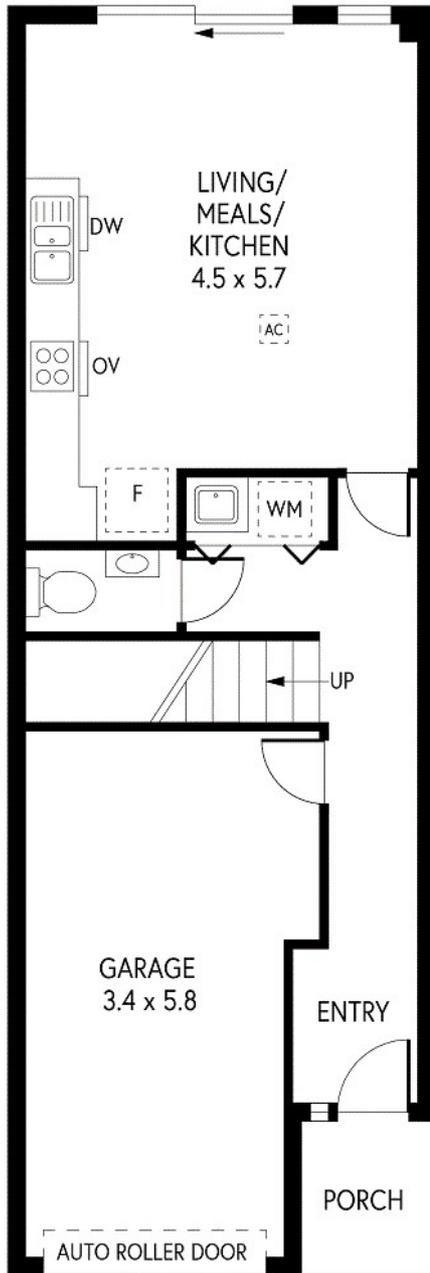
By Appointment.



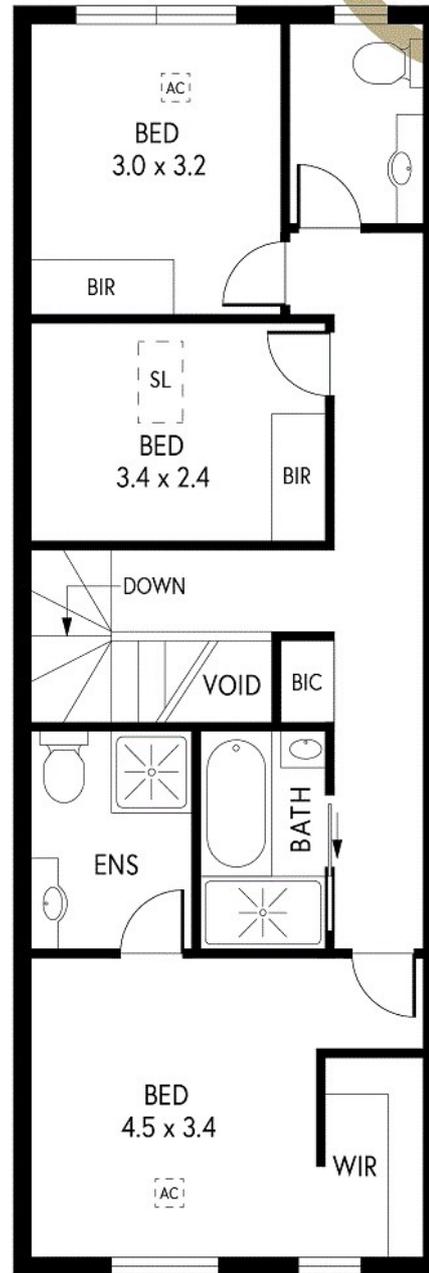
Floorplan



RWT



GROUND FLOOR



FIRST FLOOR

6/33 WYONG CRESCENT, ANDREWS FARM

CENTURY 21.

Property People



INTERNAL - 129.7 SQM
EXTERNAL - 2.6 SQM
TOTAL - 132.3 SQM

This floorplan is for illustration purposes only.
All measurements are approximate.
Details intended to be relied upon should be independently verified.

