

**32/91-95 Saddington St, St Marys, NSW 2760**

**Sold - \$318,000**

Apartment 2  1 



## Clean Easy Investment

Already leased to excellent tenant this well presented unit presents a simple decision, when should I sign the sale contract?

- \* Modern kitchen
- \* Stylish floating floors
- \* Built-in wardrobes
- \* Single lock up garage
- \* Internal laundry
- \* Currently leased for \$280 per week with increase potential
- \* Strata fee \$420 per quarter (approximate)
- \* Split system air conditioner
- \* Potential Rental Return of \$ 300 to \$320 per week

Handy location close to multiple amenities including the local primary school, IGA supermarket, medical centre and ALDI.

### Open for Inspection

By Appointment.

### Listed By

Michael Beatty

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