

## Unit 4/7 Langdon Ave, Wagga Wagga, NSW 2650

Sold - 18/01/2021

Unit 2  1  1 



### Central Wagga Investment

Located between the Wagga CBD and the famous Murrumbidgee River this investment unit will enjoy excellent occupancy and sound returns.

The Wagga CBD is a short walk across Bolton Park and Wagga Beach is easily accessed along the new levy bank and bikeway.

The unit comprises two bedrooms both with built in wardrobes. There is an optional third bedroom off the lounge room, or alternatively this room could be utilised as a dining room of study.

There is a lock up garage with internal access and a second car can be parked in front of the roller door.

Currently rented at \$220 per week, lease expires March 2021.

Council Rates: \$1,664.63 per annum

Strata Levies: \$457.75 per quarter

#### \*\*\* COVID-19 Announcement \*\*\*

When attending an inspection, we request that you only attend if you are fit and healthy to do so and not under any self-isolation conditions. We request that you maintain 1.5 metre distance from anyone attending the open for inspection, including other prospective buyers and our team members, and if requested wait outside so as to reduce the number of people in the property at any one time. Lastly, please refrain from touching items/fixtures and doors within the properties. If you would like to view something in particular, please request the agent's assistance. Thank you.

**Open for Inspection**

By Appointment.

#### Listed By

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Floorplan

