




18/6-8 Bathurst St, Liverpool, NSW 2170

Sold - 28/05/2021

Apartment 2  2  1 



## An Impressive Apartment In a Central Location !

Situated in Liverpool CBD you will find this extremely neat and tidy two bedroom which boasts a spacious open plan living area that opens to a sunlit balcony. There are many desirable features to the apartment such as ensuite to master, split system air-conditioning, modern kitchen with granite tops and internal laundry.

### Open for Inspection

By Appointment.

This unit is situated on the fourth floor within a secure complex of 39 units, with basement parking and visitor intercom.

For the savvy investor take note as this property is currently part of the National Rental Affordability Scheme (NRAS), a government scheme designed to create more affordable options for low to moderate income earning renters. The market rent is reduced by 20% in exchange for a yearly tax free payment from the government of \$11,270.59. Currently rented at \$328.00 per week

### Features include:

- Master bedroom with a WIR & ensuite
- Open plan living & dining room.
- Internal laundry & spacious balcony.
- Secure building with video intercom and car space.
- Perfectly situated in Liverpool CBD in walking distance to Westfield.

Water Rates: \$144.11 per qtr

Council Rates: \$290.00 per qtr

Strata Rates: \$666.25 per qtr

### Listed By

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