

**Mount Druitt, NSW 2770, address available on request**

**Sold - \$359,500**

Unit 2  1  1 



## Bargain opportunity - Nest or Invest

SOLD BY PRADEEP PARIHAR! - 0408 355 964

Stockton Grange are proud to present to the market this two bedroom, open plan Unit with a total floor area of 106sqm. With THREE side balconies, providing a bright and airy feel throughout. This is a chance for any Investor or First Home Buyer to snatch this up, before it's too late!

### Property Features Include:

- Open & spacious, combined lounge and dining with split system Air Conditioning
- Step out to the good sized, front wrap around balcony suited to low-key entertaining!
- Modern kitchen with gas cooking and plenty of storage space
- Two bedrooms with mirrored built-in robes, & master bedroom with private balcony
- Modern bathroom with floor to ceiling tiles, separate bathtub and shower
- Updated laundry to linen cupboard in hall way
- Secured undercover parking
- Currently tenanted for \$345.00 Per Week with the tenants happy to stay

### Property Outgoings:

- Strata | \$934.00 Per Quarter
- Council Rates | \$257.00 Per Quarter
- Water Rates | \$150.00 Per Quarter

### Location Highlights:

- Mount Druitt Station | 9 minutes walking distance
- Nearest Bus Stop (Durham Street) | 1 minutes' walk
- Mount Druitt Westfield | 13 minutes' walk
- Local shops | 5 minutes' walk
- Public & Private schooling | 5 minutes' walk

### Listed By

Pradeep Parihar

### Open for Inspection

By Appointment.

