




**36/147 Wellington Rd, Sefton, NSW 2162**

**Sold - \$410,000**

Apartment 2  1  1 



## SEFTON SELECTIVE HIGH SCHOOL ZONE!

John B. Grant Real Estate would like to introduce 36/147 Wellington Road, Sefton to the market. Discover the ideal investment opportunity or first home in Sefton! This two-bedroom unit, nestled within the prestigious Sefton Selective High School zone, offers everything you're looking for.

**Open for Inspection**

By Appointment.

Currently leased to excellent tenants, this property generates a steady income of \$400 per week. (due for rent renewal with potential rent return of \$450 per week, subject to current rental conditions). The unit boasts a modern kitchen with gas cooking, two spacious bedrooms, a study, and two balconies. Enjoy a bright bathroom, convenient internal laundry, and a generous lounge room.

The unit's lock-up garage provides internal access to the secure complex, which is equipped with a comprehensive intercom security system. Situated in the heart of Sefton, directly opposite the Train Station, you'll have easy access to shops, schools, parks, and all essential amenities. Notably, the unit falls within the coveted Sefton Selective High School Zone.

With a generous size of approximately 94.40sqm, this property offers ample space for comfortable living.

- . The strata fees amount to approximately \$867 per quarter.
- . Water rates stand at approximately \$177.96 per quarter.
- . Council rates amount to approximately \$365.00 per quarter.

Features at a glance:

- . Two bedrooms with built-in wardrobes
- . Modern kitchen
- . Two living areas or living area and additional study
- . Two balconies
- . Hard covered flooring
- . Lock up garage
- . Breakfast bar
- . Updated bathroom

### Listed By



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