

**5/405 Griffith Rd, Lavington, NSW 2641**

**Sold - \$262,500**

Flat 2  1  1 



## **SOLD - SETTLES 19 JANUARY..... Renovated & Handily Located**

SOLD - SETTLES 19 JANUARY..... This 2BR unit has had the same tenant since it was renovated in 2020. Both bedrooms have built-in robes, and the master has ensuite-style access to the bathroom, and a glass sliding door to the backyard. The L-shaped living area adjoins the kitchen which has plenty of cupboard space, and an electric oven. A reverse-cycle split system provides heating & cooling. The backyard is private and provides a great space for pot plants and an outdoor setting. Nearby are a child-care centre, Aldi supermarket, and bus stops. Lavington Square Shopping Centre is 500m further South on Griffith Rd. With a good tenant already in place this unit is ideal for an investor, and provides a 5% gross return if bought at \$267,500. Alternatively, an owner-occupier could benefit from its convenient location. IT'S SOLD

**Open for Inspection**

By Appointment.

### **Listed By**

Nigel Horne  
Phone: (02) 6025 8000  
Mobile: 0407 058 706



## Floorplan



APPROX. INTERIOR LIVING AREA  
68.9 sq. m  
Measurements are an approximate guide only  
Not to scale  
Provided by Josh Cann Photography