

**1/16 Mount Street, Scone, NSW 2337**

**WARBURTON**

**Unit For Sale**

Tuesday, 6 February 2024

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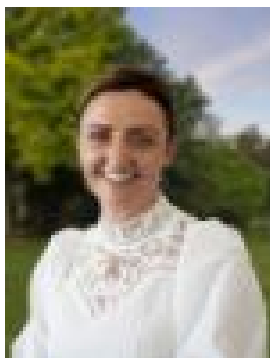
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Unit**



Renee Hunt  
0265452227

## **Buyer Guide \$270,000 - \$290,000**

Recently updated throughout, is this tidy 2 bedroom strata-title unit in a neat block of 4 promises enticing returns for investors or a great start for first home buyers or a couple looking to downsize: • Modern updates throughout, including new flooring and fresh paint • Contemporary kitchen opens to lovely living area which is serviced by split system air conditioning • Two well proportioned bedrooms, both with built-in robes • Neat and tidy bathroom • Internal laundry • Covered car parking • Rear courtyard • Currently leased at \$340/week to excellent long term tenants • Located in a very quiet street, part a very smart complex of 4 units • Currently earning a very bankable 6.0% (+) return on investment • Excellent proximity to CBDA hardworking investment prospect, or equally appealing low-maintenance living for owner occupiers. The last available opportunity to purchase in what has proved to be an extremely popular complex!