

**1/46 Ferguson Avenue, Wiley Park, NSW 2195**



**Unit For Sale**

Tuesday, 9 April 2024

1/46 Ferguson Avenue, Wiley Park, NSW 2195

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Luke Knapton  
0297503999



Lee Knapton  
0297503999

**\$349,950**

Located on the ground floor is an immaculate 1 bedroom unit with polished timber floors throughout. There is a modern open plan kitchen, a neat serviceable bathroom and a car space at the rear of the block. This small block of 6 is conveniently located only 950m to Roselands Shopping Centre and 800m to Wiley Park Girls High School and Railway Station. A great opportunity to jump into the property market. Currently rented at \$330 pw, Strata Levies: approx. \$810 ¼, Total area: 60sqm All precaution has been taken to determine the accuracy of the above information however, all interested parties are to rely on their own inquiries and professional advice.