

10/29-31 First Street, Kingswood, NSW 2747



Sold Apartment

Friday, 26 January 2024

10/29-31 First Street, Kingswood, NSW 2747

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Daniel Palermo



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\$345,000

Nestled in the vibrant heart of Kingswood, 10/29-31 First Street presents an outstanding investment opportunity with a current rental return of \$330 per week, appealing to savvy investors looking to capitalise on this highly desirable locale. This ground-floor apartment is not only a stone's throw from verdant parks and bustling sporting fields but also benefits from the convenience of proximity to essential amenities. The meticulously maintained 2 bedroom abode sits within a small, secure complex of just 15 units, ensuring privacy and exclusivity. Features of the apartment include:

- 2 good size bedrooms with built-in robes, offering ample storage for a streamlined living experience.
- An open-plan living area, creating a sense of space and fluidity, ideal for both relaxing and entertaining guests.
- Spacious kitchen comes complete with a breakfast bar and an electric cooker, ready for crafting culinary delights.
- The bathroom is cosy yet well-appointed, perfect for unwinding after a long day.
- An internal laundry adds to the convenience, whilst a linen press and broom cupboard provide extra storage solutions, a rare find in apartment living.
- Stepping outside, there is ample street parking and a single carport ensuring parking is never a concern.
- Currently rented for \$330 per week until 28/11/2024 to great long-term tenants who are happy to stay on

This gem of a property is only a short walk from Kingswood Train Station, making commuting a breeze, while shops, schools, Nepean Hospital, and Western Sydney University are all within easy reach, adding to the incredible rental appeal. For investors, this apartment offers a blend of lifestyle and potential yield that is hard to come by. It is a ready-made investment with the promise of growth in a sought-after pocket of Kingswood. Take advantage of this chance to own a piece of this thriving community.

Additional information: Strata levies - \$824.10 per quarter Council rates - \$448.40 per quarter Water rates - \$173.29 per quarter

Listed below is an approximate distance from the property to local amenities:

- 100m to Bus stop
- 550m to Kingswood Public School
- 650m to Kingswood Train Station
- 700m to Western Sydney University
- 800m to Nepean Hospital
- 1.1km to Kingswood High School
- 1.3km to TAFE NSW
- 1.7km to Caddens Corner shopping centre with Woolworths
- 3.1km to M4 motorway
- 3.4km to Westfield Penrith
- 3.9km to Panthers Leagues Club
- 50km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.