

10/413 Bevan Street, Lavington, NSW 2641

IAN RITCHIE

Townhouse For Sale

Saturday, 4 May 2024

10/413 Bevan Street, Lavington, NSW 2641

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 103 m2

Type: Townhouse



Stephanie Pearson

0260259260

\$345,000

CALLING ALL INVESTORS - superb entry level investment or an ideal addition to an existing portfolio. On offer is this well presented and privately set three-bedroom townhouse, featuring an ultra-convenient location, situated in the heart of Lavington within a stone throw to Lavington Shopping Complex and providing easy access to other local schools, shops, medical needs and public transport. Ground level comprises of a light filled and open plan living, dining area and spacious, functional kitchen with ample storage and electric cooking, laundry room and additional toilet adjacent. Second level boasts three generous sized bedrooms all equipped with built in robes, full family bathroom and separate toilet. Outdoor provides private and sundrenched front courtyard, enclosed generous sized backyard, and single lock up garage with rear yard access. Strong return with secure tenancy in place until July 2025 - the perfect set and forget investment! Please contact the sales team to arrange your inspection or for further information. SNAPSHOT:- 3 bedrooms- built-in-robes- full bathroom- gas heating, ducted cooling- secure parking- perfectly positioned THE NUMBERS: Body Corporate - \$2860 p/a Water - \$855 p/a (excludes any consumption) Council Rates - \$808 p/a Disclaimer: Ian Ritchie Real Estate make every effort to ensure information provided to our agency from reliable sources are as accurate and transparent as possible therefore we accept no responsibility for the accuracy and advise all prospective clients to seek their own independent advice and due diligence checks prior to proceeding with any future property transactions.