

# 12/12-16 Goulburn Street, Warwick Farm, NSW 2170



## Sold Apartment

Thursday, 29 February 2024

12/12-16 Goulburn Street, Warwick Farm, NSW 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



James Frendo  
0404789475

**\$345,000**

Welcome to your dream home – a charming 2-bedroom, 1-bathroom unit located on the second floor in a secure gated complex. Boasting timber flooring throughout, a spacious main bedroom, and a range of desirable features, this property is the epitome of comfort and style.

**Features:**

- Timber Flooring Throughout:** Revel in the warmth and beauty of timber flooring, enhancing the aesthetic appeal of every room in this delightful unit.
- Spacious Main Bedroom:** The large main bedroom provides a retreat-like atmosphere, ensuring a peaceful and comfortable living space.
- Combined Lounge Dining Area:** The open-plan layout seamlessly combines the lounge and dining areas, creating a versatile space for relaxation and entertainment.
- Security Intercom:** Your safety and privacy are paramount with a security intercom system in place.
- Balcony:** Step onto the balcony and enjoy a private outdoor space, perfect for unwinding after a long day or entertaining friends and family.
- Fantastic Tenants:** Benefit from fantastic tenants already in place, offering a hassle-free investment opportunity. The potential rent return is an impressive \$400 per week.
- Prime Location:** This unit is strategically located for your convenience: 680m to Westfields Liverpool, 130m to Liverpool Boys High School, 200m to Liverpool Girls High School, 350m to Liverpool Public Hospital, 530m to All Saints Catholic College, 870m to Liverpool Train & Bus Station.
- Move-in Ready:** Enjoy the convenience of a move-in-ready property, allowing you to start living the lifestyle you desire without delay.
- Low Strata Levies:** Keep ongoing costs to a minimum with low strata levies, ensuring that you get the most value from your investment.

**Additional Details:**

- Water Rates:** \$171.41 per quarter
- Strata Levies:** \$457.16 per quarter
- Council Rates:** \$332.00 per quarter

Don't miss out on the opportunity to own this stylish unit in a gated complex. Contact James Frendo on 0404 789 475 to arrange a viewing and secure your place in this highly desirable property!