

**13/7 Sturt Street, Wagga Wagga, NSW 2650**

**Fitzpatricks**

**Unit For Sale**

Saturday, 27 April 2024

13/7 Sturt Street, Wagga Wagga, NSW 2650

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 65 m2**

**Type: Unit**



Matt Newley  
0269211555

**\$419,000**

Offering all the perks of the Central lifestyle with minimal upkeep, this well-appointed unit presents a fabulous opportunity for investors or downsizers.- open living and kitchen area with adjoining balcony offers northerly views over the river- bedroom offers built-in robe and a ceiling fan- functional bathroom with euro laundry - light filled kitchen offers ample storage and dishwasher- storage room on ground floor- reverse cycle split system for year-round comfort- rent potential of \$370 per week providing a 4.5% gross returnWith all the amenities of the CBD at your fingertips and beautiful views of the river, this low-maintenance unit is sure to impress. Contact Matt to arrange your inspection.