

**16/46 Luxford Road, Mount Druitt, NSW 2770**



**Sold Unit**

Friday, 27 October 2023

16/46 Luxford Road, Mount Druitt, NSW 2770

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Unit**



Sally Muirhead  
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William Ademovic  
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**\$300,000**

Stockton Grange are pleased to present this two-bedroom unit perfectly positioned within walking distance to Westfield Shopping Centre and Mount Druitt train station, offering the ultimate convenience for residents. With local schools, TAFE, and a hospital nearby, this property is at the heart of it all. Now, let's explore the features that make this unit a solid investment choice.- Two-bedroom unit in a well-maintained complex- Main living areas feature comfortable carpeting and a neutral colour palette- Spacious, combined lounge and dining room with an attached balcony- Wrap-around kitchen with ample cupboard and counter space, equipped with electric cooking- Internal laundry conveniently located off the kitchen- Both bedrooms offer generous space and built-in wardrobes- Tidy and functional bathroom with shower over bathtub, and combined toilet- Includes a dedicated and covered single car space

This two-bedroom unit presents an enticing investment opportunity. Conveniently situated near essential amenities and currently rented to a long-term tenant, it promises stability and potential for the discerning investor.

Property Outgoings: Strata Levies - \$536.35 per quarter  
Council Rates - \$413.00 per quarter  
Fixed Water Charges - \$173.29 per quarter

The property is currently tenanted for \$290 per week, with a fixed-term lease until January 2025. For further information or viewing times for this property, please contact Sally on 0439 322 250. Please note, virtual furniture has been used in some of these images for marketing purposes only.

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