

**2/42-50 Brownsville Avenue, Brownsville, NSW
2530**



Sold Unit

Monday, 14 August 2023

2/42-50 Brownsville Avenue, Brownsville, NSW 2530

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Unit



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\$440,000

Conveniently located and enjoying easy maintenance living is this affordable & well-presented 2 bedroom unit with everything at it's door step. Within short walking distance to local shops, transport, restaurants and with easy access to Dapto CBD & the M1 Motorway, this is a great start for anyone wanting to enter the market for the first time, invest or downsize. Offering good sized bedrooms with built in wardrobes, spacious living & dining area, neat kitchen & bathroom, internal laundry, vinyl plank floors, split system air conditioning, covered outdoor verandah and a single car space. The Main Features:- 2 good sized bedrooms with built in robes - Neat laminate kitchen & bathroom- Spacious living & dining area- Split system air conditioning- Vinyl plank floors - Covered outdoor verandah- Single car space The Real Benefits:- Convenient location- Ground floor position - Easy maintenance living- Sunny east facing aspect- Great friendly neighbourhood The Important Numbers: Internal Size: 72 sqm Total Size: 85 sqm Council Rates: \$349.19 per quarter Water Rates: \$173.29 per quarter Strata Levies: \$650 per quarter Strata Title Manager: Chris Darby Strata Rental Estimate: \$350 - \$370 per week