

**2/52 Waterbush Crescent, Woodberry, NSW 2322**



**Unit For Sale**

Tuesday, 9 January 2024

2/52 Waterbush Crescent, Woodberry, NSW 2322

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Kay Perry

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**Price Range: \$430,000 - \$450,000**

Be a smart buyer and see the value in this solid unit! Now on the market and ready for its new owner. The unit offers 2 good-sized bedrooms both with built-ins and the main with split system air conditioning for your comfort. Step inside and be greeted by a well-maintained interior and a great-sized courtyard with ample space to entertain. This is your chance to enter the market at a great price, the guide for this property is set between \$430,000 and \$450,000, making it an affordable option for those looking to enter the property market or invest in a rental property. Currently rented to a great tenant at \$400PW until 10/3/2024. Only 3 in the complex. This property is conveniently located in Woodberry and offers easy access to local amenities and attractions. Whether you're looking to explore nearby parks, shops, or cafes, everything you need is just a short distance away. • 15 minutes from Stocklands Greenhills Shopping Center with over 220 shops including Cinema and Eateries • Maitland Private Hospital, • The new Maitland Hospital • TAFE Maitland campus • Minutes to Beresfield train station • Approx 35 minutes to Newcastle and the Hunter Valley Vineyards Contact me today to arrange an inspection or for further information on this listing or assistance with any of your property requirements please contact Kay Perry 0457 072 768.