

**2/59 Albert Crescent, Burwood, NSW 2134**

**RICH&OLIVA**

**Apartment For Sale**

Thursday, 30 May 2024

2/59 Albert Crescent, Burwood, NSW 2134

**Bedrooms: 2**

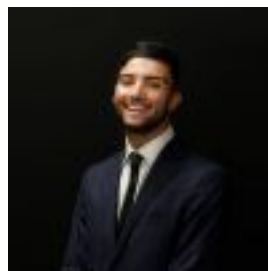
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Marco Errichiello  
0414433318



George Stavis  
0466504919

## For Sale \$650,000

This is a fantastic opportunity to enter the vibrant and competitive Burwood market with a well-presented two-bedroom apartment. It features a spacious living area that leads out to a balcony and comes with its own car space. The apartment, solid and well-constructed, has stood the test of time. It is an ideal first purchase or investment, offering the opportunity to update both the kitchen and bathroom to improve rental returns or increase the apartment's value. Featuring:

- Two spacious bedrooms
- Sunlit living areas
- Functional kitchen
- Balcony off the lounge room
- Registered car space
- Solid brick construction
- Strata levies: \$1,472.95 pq approx
- Council rates: \$428.00 pq approx
- Water rates: \$180.38 pq approx
- Total size: 71.91sqm approx.

This property boasts a super convenient location, just a short walk to Burwood station and all the amenities Burwood has to offer. Perfectly located in a solid, well-constructed complex, it is packed with potential. Inspect: As advertised