

2/78 Pitt Street, Granville, NSW 2142



Apartment For Sale

Thursday, 18 April 2024

2/78 Pitt Street, Granville, NSW 2142

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type: Apartment



Jeff Moses
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Matt Moses
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\$460,000 - \$490,000

Don't miss the opportunity to own this contemporary one-bedroom apartment nestled in a highly sought-after location. Conveniently situated within walking distance or short drive to Merrylands and Parramatta CBDs, train and bus services, restaurants, schools and local parks, this property offers the perfect blend of comfort and accessibility. Features include:

- Large bedroom with mirrored built-in wardrobe, providing ample storage space
- Open plan tiled living area with split system air-conditioner and gas connection for heating, ensure year-round comfort
- Sleek Caesarstone kitchen with gas cooktop, underbench oven and Westinghouse stainless steel dishwasher, combining style with functionality
- Modern and spacious bathroom, designed for comfort and convenience
- Built-in style internal laundry
- Outdoor courtyard featuring a timber deck, perfect for relaxing or entertaining guests
- Underground secure car space with storage cage
- Security intercom and lift access from the parking area, ensuring a safe and hassle-free living experience
- Currently tenanted with rent increasing to \$460PW from 25/6/2024, presenting an attractive investment for investors

Outgoings per quarter: Strata - \$1,022.68 Council - \$316.20 Water - \$178.42

This property presents an excellent opportunity for investors, downsizers or first home buyers seeking a low-maintenance lifestyle in a convenient location. Don't miss out on this chance to secure your slice of modern living. Contact us today to arrange an inspection and make this apartment your new home!

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