

252 River Avenue, Carramar, NSW 2163



Block Of Units For Sale

Thursday, 14 March 2024

252 River Avenue, Carramar, NSW 2163

Bedrooms: 14

Bathrooms: 8

Parkings: 7

Type: Block Of Units



Senad MASIC
0414411153

\$2,700,000

Goldstar Real Estate Fairfield as the exclusive listing agent is pleased to offer in one line this Torrens title block of seven apartments. This presents an exceptional investment opportunity. The low rise full brick building includes 7x2 bedroom apartments (3 on ground floor and 4 on the first floor). Desirably positioned in a quiet area in the heart of Carramar. All units with generous floor plan and onsite car parking (4 car space and 3 lock up garages). Additional highlights of the property are outlined below:

- Entire block of seven apartments (7x2 bedrooms)
- Site area of 816m²
- Generous floor plan layouts
- All units with internal laundries and balconies
- Storeroom and caretaker's toilet and shower
- Potential rental income of approx.: \$150,000 per annum
- Land zoning R4-High Density Residential
- Height of the building 20 meters
- Floor space ratio 2:1
- 350 meters from Carramar railway station
- Footsteps to shops, schools and Fairfield Leisure centre
- Air condition though out all units and built-ins in all bedrooms

For more information, please contact Mr. Senad Masic 0414 411 153 exclusive listing agent. Please call the agent to make an inspection appointment.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate; however, accept no responsibility and disclaim liability in respect of any errors, inaccuracies or misstatement contained herein. Prospective buyers should make their own enquiries to verify the information contained herein.