

**3/3 McGrath Avenue, Nowra, NSW 2541**



**Sold Unit**

Friday, 1 September 2023

3/3 McGrath Avenue, Nowra, NSW 2541

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$425,000**

Ben Roberts from Integrity Real Estate is pleased to offer this solid, full brick 2 bedroom unit positioned right in the heart of Nowra's CBD. Featuring upgraded kitchen and flooring throughout, bathroom and internal laundry with reverse cycle air conditioning to living area. With open plan living and dining areas your own private balcony overlooks Harry Sawkins Park. Each of the 2 bedrooms are a great size both having built in wardrobes. Features include -- central location, walk to Nowra's CBD- second storey unit with views over the park- good sized bedrooms with built in robes- full brick construction, bullet proof for tenants- resident parking/carport at the rear of complex- an ideal, low maintenance investment- current lease until Jan 2024 at \$370/week. It is very rare for a property in this location to become available, and you'll struggle to find a unit closer to all town services, with McGrath Ave being approximately 200m to Nowra Woolworth's. This unit would suit those looking to start or add to their investment portfolio or someone looking to owner occupy down the track. Inspections are a must to appreciate all this solid investment has to offer.