

**31/34-36 Hythe Street, Mount Druitt, NSW 2770**



**Sold Unit**

Wednesday, 18 October 2023

31/34-36 Hythe Street, Mount Druitt, NSW 2770

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 91 m2**

**Type: Unit**



Jack Nahas  
0415511949



Andreo CruzDimaano  
0477511660

**\$340,000**

This first-floor apartment offers an open lounge/dining space with good-sized bedrooms and a modern kitchen. It ensures a fantastic first home or investment and is currently leased out for \$330.00 per week. The property is located in an established building just 900m from Mt Druitt Westfield, station and schools.- Streamlined lounge and dining space filled with natural sunlight- Easy outdoor flow onto a wide balcony, total area approx 91m<sup>2</sup>- Well-maintained kitchen is equipped with gas cooking- Two carpeted bedrooms each fitted with mirrored built-in robes- Tidy main bathroom offers a separate bath and shower, storage- Split system air-conditioning used for year-round climate control- Attractive turn-key prospect with nothing more to add or spend- Readymade investment option currently leased for \$330 per week- Single lock-up garage, internal laundry, strata-maintained grounds- Close to parks and sporting grounds, major shopping and schools Water Rates = \$160.00 per quarter Council Rates = \$404.00 per quarter Strata Levies = \$887.00 per quarter