

4/272 Fernleigh Road, Ashmont, NSW 2650

Sold Unit

Wednesday, 6 March 2024

4/272 Fernleigh Road, Ashmont, NSW 2650

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



Isaac Erbacher
0478148001

\$230,500

This well kept unit enjoys a prime location in proximity to the Ashmont Shopping Centre and convenient access to the City. Its strategic positioning ensures easy connectivity to essential amenities and transportation routes. Currently leased on a continual lease for \$260 per week, this property offers a competitive estimated rental yield of 6.01% Gross, ensuring consistent returns on your investment. However, with a rent potential increase of \$330 per week, the gross yield would increase to an estimated 7.63%.- Two generously sized double bedrooms, each with built-in wardrobes, offering residents ample space to organize and store belongings efficiently- The well-appointed kitchen features electric appliances and abundant cabinetry, providing ample storage solutions- Designated carport provides sheltered parking for one vehicle- A combined central bathroom and laundry area complete ensuring practicality and convenience- Living area is equipped with a split-system heating and cooling unit, offering year-round comfort Don't miss out on this outstanding investment opportunity. Contact us today to arrange a viewing and seize the opportunity to secure a valuable asset that promises both immediate returns and long-term growth. Council Rates: \$450.88 per quarter Strata Fees: \$445.83 per quarter*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.