

**40 Mirrul Street, Glenfield Park, NSW 2650**



**House For Sale**

Thursday, 18 April 2024

40 Mirrul Street, Glenfield Park, NSW 2650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 450 m2**

**Type: House**



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**\$420,000 - \$450,000**

Nestled in a tranquil street, this contemporary, low-maintenance unit offers you the ideal chance to settle in seamlessly.- two generous bedrooms furnished with ceiling fans and built-in wardrobes- sleek kitchen showcasing stainless steel appliances, a gas cooktop, and a dishwasher- complete with ducted gas heating and evaporative cooling for year-round comfort- enjoy private undercover entertaining in the garden shed-equipped area, with additional side access for secure parking of another vehicle- benefit from a single lock-up garage with internal access- conveniently positioned within easy reach of South City Shopping Centre, childcare facilities, and public transport- rental potential of up to \$430 per week providing a 5.3% gross returnWith its sophisticated updates throughout, this villa presents an ideal opportunity for first-time homebuyers, downsizers, or investors alike. Contact Matt or Daniella today to arrange your inspection. All of the information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.