

403/58-62 Delhi Road, Macquarie Park, NSW 2113



House For Sale

Monday, 22 April 2024

403/58-62 Delhi Road, Macquarie Park, NSW 2113

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Alfredo De Assis
0422399541

For Sale

We are excited to present a unique investment opportunity adjacent to the thriving Macquarie Park Business Centre. This property, located next to the National Park, offers a dual key residence on one title, comprising a spacious one-bedroom apartment and an adjoining self-contained studio. Both units enjoy a north and north-east aspect, ensuring abundant sunlight on the fourth floor. The Oaks Macquarie Park/North Ryde complex, where the property is situated, boasts excellent amenities including a gym, pool, and BBQ area, making it an attractive destination for tenants and guests alike. This fast-growing pocket is surrounded by businesses, just steps from the rail, and moments away from Macquarie University and shopping centres. The property is being sold fully furnished, offering convenience and immediate rental income potential. Key features of the property include:

- Great investment opportunity, not suitable for owner-occupiers
- NET rental income approximately \$2,800 per month
- Fully furnished and managed on-site by Oaks North Ryde
- Security parking, concierge desk, and lift access
- Outdoor pool, spa, gym, conference room, and restaurant
- Close to the North Ryde train station
- Council and water rates approximately \$160.00 per month
- Total size of apartments 83 sqm + 14 sqm parking
- Admin and capital works rate approximately \$1,006 per month

This property presents a fantastic opportunity for investors looking to capitalize on the growth and demand in this vibrant area. Don't miss out on this prime investment opportunity! This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.