

45-47 Gasnier Loop, Boorooma, NSW 2650



Duplex/Semi-detached For Sale

Monday, 20 November 2023

45-47 Gasnier Loop, Boorooma, NSW 2650

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type:

Duplex/Semi-detached



Matt Newley

0410019996

\$780,000

Welcome to a modern duplex that effortlessly blends style and comfort. This thoughtfully designed property boasts a light-filled floorplan and contemporary amenities that are bound to leave a lasting impression.- well-equipped kitchen, complete with a convenient breakfast bar, gas cooktop, dishwasher, and an abundance of cupboard space- each unit includes two generously sized bedrooms with built-in wardrobes plus a combined bathroom with a toilet, shower and vanity- both units offer year-round comfort with a split system in the combined living area- spacious grass only rear yard to suit tenants that enjoy a low maintenance lifestyle - additional features include single remote lock-up garage with laundry space and an undercover entertaining area- unit 1 currently leased at \$390 per week until April 2024- unit 2 currently leased at \$400 per week until Dec 2024- the approximately four-year-old build ensures a hassle-free and 'set and forget' investment Situated among new homes in a highly desirable location. It's only a short drive to Charles Sturt University, childcare centers, and the CBD. With all essentials within easy reach, this property offers both convenience and modern living. 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. Gross rental return based on current listing price and rent per week, subject to change.