

**47/7-9 Cross Street, Bankstown, NSW 2200**



**Unit For Sale**

Wednesday, 29 November 2023

47/7-9 Cross Street, Bankstown, NSW 2200

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 99 m2**

**Type: Unit**



Graeme Rudder

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**\$449,950**

Located just 10 minutes walk from the station at Bankstown, this unit is close to all of the amenities of Bankstown CBD, including the new University of Western Sydney tower campus. It is on the 1st floor with a sunny North-Easterly outlook. It offers two big bedrooms, both with a built-ins. Entertainers will enjoy the spacious open plan lounge and dining area. The kitchen is a stylish poly design with granite benchtops, stainless steel appliances, and gas cooking. The bathroom is elegant and has a separate shower, bath tub and toilet. The laundry is full-sized and has a second toilet as well. There is also a single lock-up garage, and there is plenty of visitor parking. This unit is currently owner occupied but could be rented for \$500-\$530 per week in the current market. Internal area of 80m<sup>2</sup> including the balcony, and 99m<sup>2</sup> in total. Strata is \$1360.10 per quarter as they have just appointed a new strata manager to help them get the building back into shape. This building is 18 years old and there are 83 lots spread over 8 levels. This is a great opportunity for first home buyers and investors. Call Graeme to organize an inspection today!