

**5/267-269 Beames Avenue, Mount Druitt, NSW
2770**



Unit For Sale

Friday, 1 March 2024

5/267-269 Beames Avenue, Mount Druitt, NSW 2770

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Nigel Lock
0247246600



Chayle Wiffen
0407113309

\$369,950

Are you ready to discover the perfect blend of comfort and convenience? Look no further than this fantastic opportunity located moments away from Mount Druitt CBD. In need of a fresh coat of paint and some updates, this property presents a lifestyle of functionality and practicality for those looking for a first home or a great addition to your investment portfolio. Transform and renovate this spacious 2-bedroom, 2-bathroom unit into your dream space. Bursting with potential, an open plan great sized kitchen, dining and living area seemly flow offering the perfect canvas for those with a vision. The master bedroom offers a spacious ensuite with a convenient walk-in robe while the equally roomy second bedroom has built in wardrobes. With a sizeable outdoor seating area and a secured complex, functionality is a priority. A convenient car spot for added convenience. Don't miss the opportunity to make this project your own. Whether you're seeking a comfortable residence or an investment opportunity, this property ticks all the boxes. Immerse yourself in the community of Mount Druitt and experience the ultimate in convenient living. Potential Rental Return: \$400 - \$450 per week Outgoings: Council Rate: \$413 approx. per quarter Water Rate: \$171 approx. per quarter Strata Rate: \$841 approx. per quarter ****TO VIEW THIS PROPERTY, PLEASE CLICK THE 'EMAIL AGENT' OR 'BOOK INSPECTION' BUTTON AND SUBMIT YOUR ENQUIRY WE WILL RESPOND WITH AVAILABLE INSPECTION TIMES. PLEASE ENSURE YOU REGISTER TO INSPECT THIS PROPERTY****" We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."