

# 52/79 Memorial Avenue, Liverpool, NSW 2170

## Unit For Sale

Thursday, 30 May 2024

52/79 Memorial Avenue, Liverpool, NSW 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Richard Chalet  
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## Contact Agent

Located on the outskirts of the Liverpool CBD, this very spacious, 1st level apartment is situated in close proximity to all amenities and within walking distance to parks, transport, shops. With the Whitlam Centre sporting complex across the road, it's easy to stay active and enjoy everything you need at your fingertips! Perfect for an astute investor, couple or young family seeking a quality constructed, double brick unit in a secure building. It features open plan-style living areas with combined dining and lounge; bright, airy, updated kitchen with ample storage and two great-sized bedrooms with BIW; wooden flooring throughout; large bathroom with separate tub; very large, north-facing balcony to soak up the sun; well-sized internal laundry; large lock-up garage with extra storage; security intercom for peace of mind; brand new, split-system air conditioning and there is an inground pool in the complex. The property is currently tenanted to great tenants who are very eager to remain. The rental return is currently \$375 per week and the strata levies are \$575 a quarter making this a great investment property! If you are looking for a very well-built, established, secure apartment, positioned in a very sought out area in the large, forever growing City of Liverpool, then this is the property you've been waiting for. The double brick apartment building with internal brick walls, making it a very sound residence, where you can enjoy the peace and quiet. This is your opportunity to get into the real estate market at an affordable price or to invest in your future with a great investment property.