

**53/4 Wilkins Street, Yagoona, NSW 2199**

**Studio For Sale**

Wednesday, 12 June 2024

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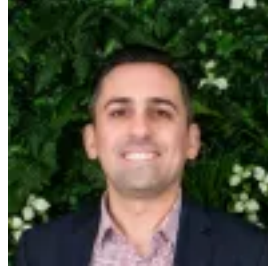
**Bathrooms: 1**

**Area: 35 m2**

**Type: Studio**



Zeth Grant  
0296452400



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## Contact Agent

John B Grant Real Estate, Chester Hill is delighted to present 53/4 Wilkins Street, Yagoona to the market. Are you ready to relax and enjoy life? Look no further! This fully renovated studio apartment is designed exclusively for the over 55's, or for the savvy investor seeking excellent rental returns. Nestled in a community of friendly neighbours and surrounded by tranquil gardens, this villa-style apartment offers comfort and convenience in equal measure. Key Features:

- Prime Location: Centrally located within the complex, offering peace and privacy.
- Modern Interiors: Combined lounge and dining area with stylish tiled floors throughout.
- Gourmet Kitchenette: Equipped with a modern satin polyurethane finish, Delonghi oven and cooktop, and Bosch washing machine, stone benchtops & splashback.
- Spacious Storage: Large mirrored built-in wardrobe.
- Comfort and Convenience: Partly furnished with a quality temper mattress and a modern en-suite bathroom.
- Samsung split system air conditioning & ceiling fan.
- Outdoor Enjoyment: Sunny open courtyard with a view of the communal garden and lawns.
- Parking: Car space is available on a first-come basis, plus ample off-street parking.
- Excellent Location: A short stroll to Yagoona Shopping Strip, Yagoona Station, public transport, and a medical centre.

Ideal For:

- Over 55's looking for a serene and friendly community.
- Investors seeking a property with high rental appeal.

Don't miss out on this perfect blend of comfort, convenience, and community Built in - 1985 Unit size - 35sqm approximately Zoned R2 - Low Density Residential Strata Levis - \$415.00 per quarter approximately Water rates - \$178.11 per quarter approximately Council rates - \$284.00 per quarter approximately Potential rental return \$18,200 PA approximately