

**8/37 Kenyon Street, Fairfield, NSW 2165**



**Unit For Sale**

Tuesday, 2 April 2024

8/37 Kenyon Street, Fairfield, NSW 2165

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



Bill Hussein  
0410099965



Varun Sharma  
0451090160

**\$370,000**

Ideal located in one of Fairfield's premier streets, this two-bedroom double brick apartment is immaculately maintained and sits on the second level of the building promising privacy to its people. Nestled in an optimal spot, relish convenient proximity to both the train station and shopping centre & schools, simplifying your commute and errands. Partly renovated and requiring minimal upkeep, this unit presents an ideal opportunity for first-time buyers entering the property market or astute investors in search of an investment. Featuring:

- 2 good size bedrooms
- Spacious kitchen with ample storage and dining area
- Renovated bathroom
- Split system air-conditioning
- Tiles throughout
- Internal laundry
- Private balcony
- 1 undercover car space
- Security Intercom

**\*\*Investors alert\*\*** Weekly rent potential of \$440 - \$460  
Approximate quarterly outgoings: • Strata rates: \$533.35 • Council rates: \$282.00 • Water rates: \$171.41  
Inspections available on Saturdays or by appointment  
For all inquiries, please contact: Bill A. Hussein | 0410 099 965  
Varun Sharma | 0451 090 160

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