

8/7-9 Mulla Road, Yagoona, NSW 2199



Unit For Sale

Tuesday, 19 March 2024

8/7-9 Mulla Road, Yagoona, NSW 2199

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 140 m2

Type: Unit



Graeme Rudder
0410306880



Jeremiah Shashati
0404836236

\$599,950

Located just 10 minutes walk from the shops and station at Yagoona, and adjacent to Yagoona Public School, this unit is close to all amenities. It is also just 20 minutes walk to Bankstown Station and all the amenities of the Bankstown CBD. It is on the ground floor at the back of a small complex of 12 with a sunny northerly aspect. It offers three big bedrooms, all with built-ins, a spacious lounge with separate dining. The kitchen is a stylish modern poly design with stainless steel appliances and Caesarstone benchtops. The bathroom has been updated and has a separate shower, bathtub and toilet. There is also a second toilet next to the main bathroom. There is a full-sized internal laundry and a generous sized balcony which is great for entertaining. High speed internet connection is installed. Reverse-cycle split system air conditioning is also available. This unit has a single lock-up garage (16m²) and a single car space (15m²) as well. You can fit a car and have storage space too. Strata is just \$963.67 per quarter. The internal area is 109m² including the balcony, and the total area including the garage and car space is 140m². This unit is currently owner occupied but it is ready to move in or rent out. It could be rented for \$650-\$680 per week in the current market. Council Rates are \$401 per quarter, and Water Rates are \$178.42 per quarter. This is a great opportunity for first home buyers and investors. Call Graeme on 0410 306 880 to organise an inspection today.