

**3/7 Keith St, Scullin, ACT, 2614**



**Apartment For Sale**

Friday, 9 August 2024

3/7 Keith St, Scullin, ACT, 2614

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



George Vlandis  
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## Financially Savvy Opportunity

An easy decision before you with this entry level apartment. Currently offering a high yielding investment and ideal to enter the real estate market with.

Conveniently located close to amenities, this ground-floor apartment has a spacious, light-filled living and dining area that leads to a well-appointed kitchen. The kitchen features ample storage space and electric cooking. The main bedroom is generously sized and features a built-in robe.

Within walking distance to schools, public transport, and local shops, this property is perfect for investors and first-time home buyers looking to enjoy the Belconnen lifestyle.

- \* Ground floor apartment
  - \* Currently fixed lease until 21 Nov 2024 at \$420p.w
  - \* Potential gross rental yield at 7.53%
  - \* Spacious lounge and dining area
  - \* Kitchen ample storage space
  - \* Electric cooking
  - \* Generous main bedroom with BIR
  - \* Floating timber flooring throughout
  - \* Split system to lounge
  - \* Balcony
  - \* Shared laundry with one other owner
  - \* Single undercover car space
  - \* Located moments away from local schools, shops and public transport
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- \* Living Size: 46sqm
  - \* Balcony: 2.5sqm
  - \* EER: 3.5
  - \* Rates: \$2,080 p.a.
  - \* Strata: \$3,305 p.a.
  - \* Land Tax: \$2,712 p.a. (investors only)

### Disclaimer:

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