

**439-440/58-62 Delhi Road, Macquarie Park, NSW
2113**



Apartment For Sale

Wednesday, 19 June 2024

439-440/58-62 Delhi Road, Macquarie Park, NSW 2113

Bedrooms: 2

Bathrooms: 2

Area: 83 m2

Type: Apartment



Alfredo De Assis
0422399541

\$600,000 to \$650,000

We are excited to present a dual key investment opportunity adjacent to the thriving Macquarie Park Business Centre. This property, located next to the National Park, offers a dual key residence on one title, comprising a spacious one-bedroom apartment and an adjoining self-contained studio. Both units enjoy a north and north-east aspect, with district views ensuring abundant sunlight on the fourth floor. The Oaks Macquarie Park/North Ryde complex, where the property is situated, boasts excellent amenities including a gym, pool, and BBQ area, making it an attractive destination for tenants and guests alike. This fast-growing pocket is surrounded by businesses, just steps from the rail, and moments away from Macquarie University and shopping centres. The property is being sold fully furnished, offering convenience and immediate rental income potential. Key features of the property include: >Great investment opportunity, not suitable for owner-occupiers>Rental income approximately \$2,750 per month>Fully furnished and managed on-site by Oaks North Ryde>Security parking, concierge desk, and lift access>Outdoor pool, spa, gym, conference room, and restaurant>Close to the North Ryde train station>Council rates approx. \$140.00 p/m>Water levies approx. \$60.00 p/m>Total size of apartments 85 sqm>Admin and capital works rate approximately \$1,006 per month approx. This property presents a fantastic opportunity for investors looking to capitalize on the growth and demand in this vibrant area. Don't miss out on this prime investment opportunity! Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.