

**1/69A Rawson Street, Aberdare, NSW 2325**



**Duplex/Semi-detached For Sale**

Monday, 8 July 2024

1/69A Rawson Street, Aberdare, NSW 2325

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 180 m2**

**Type:**

**Duplex/Semi-detached**



Ben Rowlands

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**\$450,000 - \$460,000**

- Fantastic brick and tile duplex located in the heart of Aberdare- Modern kitchen with gas cooktop, electric oven and plenty of cupboard and bench space- Open plan carpeted living room with A/C, that opens to the sunny courtyard- Tiled dining space off the kitchen- Two generous bedrooms both with ceiling fans and built in robes- Clean and tidy bathroom with separate shower and bath, access to the bathroom from the main bedroom- Single garage with electric roller door that contains the laundry- Low maintenance living with courtyards to the front and back of the home- Currently leased to a dream tenant to the end of July 2024- Fantastic downsizer, first home or investment opportunity with rental potential at \$450/week