

**G01/1 Mill Road, Liverpool, NSW 2170**



**Sold Unit**

Tuesday, 19 March 2024

**G01/1 Mill Road, Liverpool, NSW 2170**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 212 m2**

**Type: Unit**



**Craig Stephenson**

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**\$542,000**

This unit is on the ground floor with a sunny outlook and two generous sized balconies/courtyards. It offers two big bedrooms, the master bedroom has an en-suite and a walk-in-robe, and the second bedroom has a built-in too. Entertainers will enjoy the spacious open plan lounge and dining area, and the poly kitchen with granite benchtops, stainless steel appliances, and gas cooking. The main bathroom has a separate shower, bathtub and toilet which is combined with the laundry, not just a cupboard. This unit was previously tenanted for \$550 per week. Perfect for a first home buyer or even a downsizer to move into after selling their home. Has an internal area of 197m<sup>2</sup> including the balconies, and 212m<sup>2</sup> in total, when you add the 13m<sup>2</sup> secure car space and the 2m<sup>2</sup> storage cage. Strata is only \$744.40 per quarter and they maintain the building in a very good condition. This building is 9 years old but still looks immaculate. This is a great opportunity for first home buyers, investors or downsizers alike. Located just moments walk to all of the amenities of the Liverpool CBD. Liverpool Train Station - 750m Liverpool Public School - 900m Liverpool Westfields - 1.3km Liverpool Hospital - 1.4km Liverpool Girls High School - 1.7km Liverpool Boys High School - 2.1km Inspection by appointment is welcome. Contact Craig Stephenson | 0411 182 621