

5/42B Graham Ave, Casula, NSW, 2170



House For Sale

Tuesday, 1 October 2024

5/42B Graham Ave, Casula, NSW, 2170

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

2-Bedroom Townhouse | Investment Ready

Set in the heart of Casula, this double-storey townhouse offers a practical and low-maintenance lifestyle. Located within a gated and secure complex with remote and intercom access, the home boasts two well-proportioned bedrooms and a functional layout with a light-filled living area and a separate dining space. The kitchen is neat and functional, while the modern bathroom offers a stylish touch with contemporary fixtures and finishes. Conveniently located close to local shops, schools, and transport options, this property presents an excellent opportunity for first home buyers or those looking to invest in a highly sought-after area.

Features:

- * Two bedrooms with built in robes, private balcony to master bedroom
- * Spacious lounge and dining areas
- * Well-appointed kitchen with stainless steel appliances
- * Modern bathroom with floor-to-ceiling tiles
- * Split system air conditioning to dining and master bedroom
- * Powder room downstairs
- * Single garage with remote entry
- * Private, low-maintenance courtyard
- * Currently in a lease for \$500/w
- * New lease starts 10/10/24 - 10/10/25 for \$550/w
- * Council Rates - \$386/quarter
- * Water Rates - \$171.41/quarter
- * Strata - \$1004.50/quarter

* Simon Property Co believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries