

6 & 8/25 Bruncker Road, Yagoona, NSW 2199



Townhouse For Sale

Wednesday, 26 June 2024

6 & 8/25 Bruncker Road, Yagoona, NSW 2199

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Graeme Rudder

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\$799,950

These townhouses are set well back from the road and do not get any traffic noise. We have a selection of 2 townhouses for sale. Number 6 has 2 bedrooms both with built-ins and 2 bathrooms, one on each level. It has a lock-up garage with internal access, and a registered car space. The lounge and dining area is spacious and open plan. The kitchen is a modern poly design with Caesarstone benchtops and stainless steel appliances, and gas cooking. It also has a nice private courtyard. Number 6 is 190m² in total. Number 8 has one official bedroom with a beautiful ensuite and a large storeroom attached. There is potential to create a second bedroom from the conversion of the storeroom or the dining room or lock-up garage. Number 8 is free standing and has 2 bathrooms and a lock-up garage, with 2 unregistered car spaces. The kitchen is also a modern poly design with Caesarstone benchtops and stainless steel appliances, and gas cooking. It also has a nice private courtyard. Number 8 is 250m² in total. These townhouses are 15 years old but solidly built. There are no strata levies. You only pay the Strata Insurance, and you are responsible for your own maintenance unless you need to claim on the insurance if something serious happens. Number 6 has a quarterly Strata Insurance Fee of \$152.80. Number 8 has a quarterly Strata Insurance Fee of \$201.10. It is about a 25 minute walk to either Yagoona or Birrong CBDs and stations but there is a bus stop within 50m of the complex if you need public transport. This is a great opportunity for first home buyers and investors. Inspection by open homes only. They are both open on Thursdays 5-5:45PM and on Saturdays 10-10:45AM. Both have tenants on expired leases who want to stay but you can move in within 6 weeks if you want to. The rental potential for both is \$650-\$700 per week. Please call Graeme on 0410306880 if you have any questions.