

1/148 The Boulevarde, Punchbowl, NSW, 2196



Unit For Sale

Friday, 13 September 2024

1/148 The Boulevarde, Punchbowl, NSW, 2196

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Exceptional Ground floor Investment Opportunity with Great Yield & Prime Location!

Don't miss this incredible chance to secure a stylish, refurbished, ground-floor apartment offering a strong 5.2% yield and a prime location set for future growth. With low strata fees, modern finishes, and a rapidly developing transport hub, this property offers exceptional value for investors and first-home buyers alike.

Why You'll Love This Property:

- **High Rental Demand:** Ideal for investors, this apartment offers a high 5.2% rental yield with demand likely to increase as the nearby Punchbowl Metro station nears completion.
- **Low-Maintenance Living:** Enjoy the modern features of this well-maintained unit, renovated just a few years ago, offering the convenience of minimal upkeep and reduced maintenance costs.
- **Move-In Ready:** No work needed! This apartment is ready for tenants or homeowners to move in immediately.
- **Strong Growth Potential:** With the upcoming Metro station and ongoing area development, Punchbowl is well-positioned for future growth.

Stylish Features & Convenience:

- **Bright & Spacious:** Well-designed layout with polished timber floorboards, creating a light-filled and airy atmosphere.
- **Generous Bedrooms:** Comfortably sized, with ample storage options for a stress-free living experience.
- **Modern Kitchen:** Stone benchtops and induction cooking make meal preparation a breeze.
- **Large Internal Laundry:** Added convenience and storage for daily living.
- **Dedicated Car Space:** Secure, off-street parking ensures peace of mind.

Location Highlights:

- **Shopping & Dining Options:** Just a 5-minute walk to Punchbowl shops, cafes, gyms, and essential services, with Roselands and Lakemba shopping precincts a short drive away.
- **Excellent Transport Connections:** Easy access to King Georges Road and the M5 Motorway, connecting you to the city and beyond. Close to Punchbowl, Belmore, and Lakemba stations with direct city and Liverpool lines.
- **Future Metro Convenience:** Benefit from future access to the upcoming Punchbowl Metro station, with planned trains arriving every 4 minutes during peak times, boosting both convenience and property value. Located just 16 kilometres from Sydney's CBD, this is a fantastic opportunity for commuters and city workers
- **This move-in-ready apartment offers unbeatable value, lifestyle convenience, and excellent growth prospects. Ideal for savvy investors and first-home buyers looking for a low-maintenance, high-return property. Act now and secure this fantastic opportunity before it's too late!**

Call today to arrange an inspection and secure this fantastic property before it's gone!

John Yatman on 0423 344 868 or Chicky on 0484 225 737

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