

**11/70 Uriarra Road, Crestwood, NSW 2620**



**Unit For Sale**

Tuesday, 2 July 2024

11/70 Uriarra Road, Crestwood, NSW 2620

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 36 m2**

**Type: Unit**



Brad O'Mara  
0402343771

**\$230,000- \$250,000**

Discover the perfect blend of comfort and convenience with this charming 36m<sup>2</sup> one-bedroom unit located at 11/70 Uriarra Road, Crestwood. Ideal for savvy investors or first-home buyers, this property offers:

- A well-designed floor plan maximizing every inch of space.
- Convenient Location: Close to local shops, cafes, and parks.
- Low Maintenance: Easy-care interiors perfect for busy lifestyles.
- Investment Potential with a great rental return in a sought-after area.
- Currently tenanted \$350 a week to 12/01/2025 7.6% return.
- Strata Levy \$607 per quarter
- Rates \$547 per quarter
- Don't miss out on this fantastic opportunity to secure your slice of Crestwood.
- Large 31m<sup>2</sup> car accommodation plus a huge secure storage area.
- Local bus transport to Civic on doorstep

Contact Brad O'Mara today on 0402343771 for more details!