

**11 Hart St, Warwick Farm, NSW, 2170**

**CENTURY 21**

**Unit For Sale**

Tuesday, 17 September 2024

11 Hart St, Warwick Farm, NSW, 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Priyanka Singh  
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## Cozy and Updated 2-Bedroom Unit Ideal for Immediate Occupancy or High Rental Income Investment!

Step into this inviting 2-bedroom unit, freshly refurbished to provide modern comfort and style. With new carpet and fresh paint, the property boasts an updated kitchen, catering to both homeowners and investors. Perfectly located just a 5-minute walk from the train station and 3 minutes from Hart Park, enjoy easy commuting and convenient access to local amenities.

### Features:

- + This property offers a high rental yield, with the potential to generate \$400 per week in rental income.
- + Experience the allure of these immaculate interiors, with freshly laid carpet and newly applied paint, cultivating a pristine ambiance throughout.
- + The spacious living area offers year-round comfort with its modern air conditioning system.
- + Experience the ultimate chef's kitchen, complete with a powerful gas cooktop, a generous oven, and abundant storage space to meet all your culinary needs.
- + Both bedrooms offer generous space for relaxation and rest.
- + The well-maintained bathroom presents a relaxing environment, featuring a soothing bathtub, a toilet, and a stylish basin.
- + Enjoy the convenience of being a short stroll away from local shops and transportation, including easy access to the train station.

### Location:

- + Approx 5 minutes' walk to train station.
- + Approx 3 minutes' drive to Liverpool Westfield.
- + Approx 3 minutes' drive to Warwick Farm Reserve.
- + Approx 3 Minutes' Walk to Hart Park.
- + Approx 2 minutes' walk to Gulyangarri Public School.
- + Approx 3 minutes' walk to Liverpool Boys School.
- + Approx 6 minutes' walk to Liverpool Girls School.

Nest or invest in this cozy and updated 2-bedroom for immediate occupancy or as an ideal investment with the potential for high rental income in a perfect location.

Contact your exclusive agents, Jeet Rana at 0410 567 777 or Parshant Rana at 0405 939 634, for more details and to schedule a viewing.

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries.