

**2/11 Grafton Avenue, Figtree, NSW, 2525**



**Unit For Sale**

Sunday, 18 August 2024

2/11 Grafton Avenue, Figtree, NSW, 2525

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **Ultra convenient & bigger than you would expect!**

Perfect for downsizers, investors, or first home buyers, this larger-than-life 2 bedroom unit with an internal floor space of 73m<sup>2</sup> approx is sure to impress and it won't last long.

Flaunting a low-maintenance lifestyle and a cosy yet comfortable footprint, this charming unit provides the perfect first step onto the property ladder. Set in a villa-like complex of three, it's both a peaceful haven and dynamic lifestyle base footsteps from Figtree Grove and just 5-10 minutes from the CBD.

- Outstanding option for the entry-level buyer, downsizer or investor.
- Convenient rear-of-block position with dedicated car space right out of the front door
- Huge open-plan lounge with defined dining and kitchen zone
- Two large bedrooms, one with BIW
- Neat bathroom with shower over bath in excellent original condition.
- Internal laundry opens onto a private and secure rear courtyard
- Less than 200m to Figtree Grove, cafes, public transport & much more

### **Outgoings:**

- Council rates \$378.67 pq
- Water rates \$171.41 pq
- Strata levies \$937.50 pq