

2/3 Amalfi Drive, Lavington, NSW 2641

pj murphy

Unit For Sale

Friday, 5 July 2024

2/3 Amalfi Drive, Lavington, NSW 2641

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



James Seymour
0417628111

\$305,000

* INSPECTION BY APPOINTMENT ONLY Be you a first time property buyer looking to get into the market, or astute investor adding more equity to your portfolio, this unit is ideal! Situated in a quiet street and so very close to Springdale Heights IGA, Chemist Warehouse, Tavern and Bistro, sporting grounds, schools and parks, this unit is a part of a 5 lot complex, with its own single lock up garage. The unit comprises of 2 large bedrooms, with built in robes and open plan lounge, kitchen and dining area, which is rare for a unit like this not to share bedroom walls. The comforts of gas heating and reverse cycle split system air conditioning, keep the property completely comfortable, all year round. All the important numbers: * Currently renting at \$300 p/w with perfect, long term tenant, with just renewed 12 month lease in place * Strata/Body Corp. - \$2100 p.a. includes garden maintenance, exterior maintenance and building insurance * Council rates - \$924 p.a. * Water rates - \$852 p.a. Disclaimer: While we have made every effort to ensure that information provided about the above property is accurate, it has been provided to us by the Vendor and other sources. We therefore do not accept responsibility for its accuracy and strongly advise all interested parties to obtain independent advice and make their own inquiry before proceeding.