

21/65 Park Avenue, Kingswood, NSW, 2747



Unit For Sale

Friday, 9 August 2024

21/65 Park Avenue, Kingswood, NSW, 2747

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Helen Fitzpatrick
0414362955

Perfect First Home or Investment Opportunity

Helen Fitzpatrick and her team introduce to the market this very tidy unit, conveniently located near Kingswood Station. Currently leased for \$310 per week to an excellent tenant who would love to sign a long term lease.

Ideally positioned towards the rear of the security complex with the convenience of on site visitor parking this well maintained one bedroom unit will not last long. Located just a short stroll from Kingswood train station, this unit offers modern amenities and a comfortable lifestyle.

Property Features:

- Spacious bedroom with a built in mirrored wardrobe
- Ensuite includes a bath and shower
- Modern kitchen equipped with an electric stove
- Internal laundry, conveniently located within the unit
- Second balcony for drying your clothes or utilise for storage
- West facing balcony captures the afternoon sun
- Combined lounge / dining with carpet for added comfort
- Single garage plus an automatic door for ease of access
- Currently leased for \$310 per week
- Lease expires 30/10/24
- Complex of 30
- Total size 73 m2

Prime Location:

- Kingswood Station: 300m
- Nepean Hospital: 1 km
- Penrith CBD: 3 km
- Western Sydney University: 1.8km

Outgoings

- Water Rates: \$172 per quarter
- Council Rates: \$488 per quarter
- Strata Rates: \$750 per quarter

Don't miss this opportunity to secure a unit in a prime location, perfect for commuters, students, and investors alike. Contact Helen Fitzpatrick on 0414 362 955 today for more information or to arrange a viewing!