

404/61 Rickard Rd, Bankstown, NSW, 2200



Unit For Sale

Saturday, 24 August 2024

404/61 Rickard Rd, Bankstown, NSW, 2200

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Graeme Rudder

In The Heart Of The CBD

Located just a 7-minute walk from the station at Bankstown, this unit is close to all of the amenities of Bankstown CBD. It is just across the road from the new Western Sydney University. It is on the 4th floor with 2 generously sized balconies, one facing over the street, and one facing to the East, both with great district views.

It offers 2 big bedrooms, both with built-ins, and the master bedroom has an ensuite. Entertainers will enjoy the spacious lounge and separate dining area, and the poly kitchen with marble benchtops, stainless steel appliances, and gas cooking. The main bathroom is elegant and has a separate shower, bathtub and toilet. There is a concealed internal laundry. It also has a small study /office area for those who need to work from home. There is split system air-conditioning and a video intercom system installed. You will love the waterproof timber hybrid flooring which is easy to keep clean and is installed throughout the unit. There is also a single secure car space plus a 2m2 storage locker, and there is plenty of visitor parking.

This unit is currently rented to great tenants for \$550 per week. The true rental potential is \$620-\$650 per week. These tenants have a Lease Agreement to 17th March 2025. We can negotiate with them to get Vacant Possession earlier if you want to move in. This unit has an internal area of 101m2 including the balconies, and 118m2 in total. Strata is \$1238 per quarter and they maintain the building in a very good condition. This building is 7 years old but it has been built well and has stood up to the test of time. This is a great opportunity for first-home buyers and investors. Call Graeme to organize an inspection today!