

**43/8 Correa Street, O'connor, ACT, 2602**



**Unit For Sale**

Thursday, 18 July 2024

43/8 Correa Street, O'connor, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Ideal Investment or First Home

Nestled in a quiet street and only moments away from amenities, this two-bedroom ground floor apartment presents a perfect entry-level opportunity or high-yielding investment.

Taking advantage of the northerly aspect, the living area is bathed in natural light. while the master bedroom boasts a built-in robe.

With a potential gross rental yield of 6.43%, the apartment is currently rented at \$470 per week on a periodic lease.

The location is unbeatable, with walking distance to public transport, local primary and high schools, and the vibrant Lyneham shops. Whether you're looking to secure a high-yield investment or a comfortable first home, this property ticks all the boxes.

- \* Light filled apartment with leafy outlook
- \* Fully equipped kitchen
- \* Master bedroom with built in robe
- \* Additional spacious bedroom
- \* Storage area
- \* Carport
- \* Walking distance to public transport, local primary and high school, Lyneham shops
- \* Potential gross rental yield 6.43%
- \* Currently rented at \$470 p/w on periodic lease
- \* Flexible settlement to accommodate vacant possession
  
- \* Build Year: 1975 (approx)
- \* Living Size: 54sqm
- \* EER: 6
- \* Rates: \$2,456 p.a.
- \* Strata: \$2,729 p.a.
- \* Land Tax: \$3,089 p.a. (Investors Only)

### Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.