

**45/5 Griffiths Street, Blacktown, NSW, 2148**



**Unit For Sale**

Monday, 14 October 2024

45/5 Griffiths Street, Blacktown, NSW, 2148

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **2 Bedroom Full Brick Unit! Opposite Blacktown Hospital & Walk To Station, Shops & CBD!**

This well presented 2 bedroom full brick unit is conveniently located just opposite Blacktown Hospital and only a short walk to schools, shops, station and Blacktown CBD.

Featuring open plan living and dining area with floating floors, 2 good size bedrooms, functional neat and tidy original kitchen and bathroom, balcony plus a single lock up garage.

This superb top floor unit is the ideal start for the 1st time buyer wanting to purchase under the FREE stamp duty threshold or a great long term investment with tenants wishing to stay.

Strata \$647 per quarter approx.

Council \$413.50 per quarter approx.

Water \$173 per quarter approx.

Total Area 84m<sup>2</sup> including garage (66m<sup>2</sup> including balcony & 18m garage)

Rental Return \$410 per week

Be quick to inspect. Motivated owner has priced to sell! Call Matthew Lucas from L J Hooker Blacktown on 0416 010 085.

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