

**5/147-149 Wellington Road, Sefton, NSW 2162**



**Unit For Sale**

Tuesday, 25 June 2024

5/147-149 Wellington Road, Sefton, NSW 2162

**Bedrooms: 2**

**Bathrooms: 1**

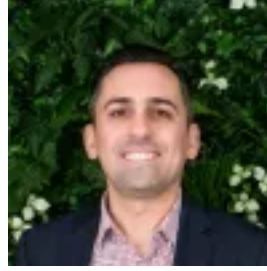
**Parkings: 1**

**Area: 94 m2**

**Type: Unit**



Zeth Grant  
0296452400



Zoran Cvetkovski  
0296452400

**\$449,000**

John B Grant Real Estate proudly presents 5/147-149 Wellington Road, Sefton to the marketplace. Discover the perfect blend of convenience and comfort with this beautifully maintained 2-bedroom unit, ideally situated in one of Sefton's best locations. Directly across from Sefton train station and central to a variety of amenities, this unit offers everything you need for modern living. Key Features:

- Prime Location: Directly opposite Sefton train station, ensuring effortless commuting.
- Education: Located within the highly sought-after Sefton Selective High School Zone.
- Spacious Living: Large lounge area with floating timber floorboards throughout.
- Modern Comforts: High ceilings, a well-maintained kitchen with a dishwasher, and a modern bathroom.
- Generous Bedrooms: Two very generous sized bedrooms, each with built-in wardrobes and carpet.
- Sunlit Balcony: Enjoy plenty of sunlight on the expansive balcony.
- Secure Parking: Under-building parking with a lock-up storeroom for added convenience.

Built-in 1974 approximately  
Unit Size 94.8 sqm  
approximately  
Zoned R4 High Density Residential  
Council Rates \$401.00 per quarter approximately  
Water Rates \$185.82 per quarter approximately  
Stata Levis \$755.48 per quarter approximately  
It is currently leased out at \$22,360 PA on expired lease agreement. Inspection highly recommended  
Please note - this property is under the Sefton Selective High School zone at the current time of listing of this property. This can change in the future. Please make sure you make your own inquiries before renting this property.