

**10/607 Prune Street, Lavington, NSW, 2641**

**Apartment For Sale**

Monday, 20 January 2025



10/607 Prune Street, Lavington, NSW, 2641

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Low Maintenance Living With Endless Possibilities

Discover the convenience of a well-maintained unit offering a fantastic opportunity for first-home buyers, downsizers, or investors alike. With a generous 75m<sup>2</sup> of living space, this property is ideal for those seeking a comfortable and manageable property in a highly accessible location.

With its combination of practicality, location, and flexibility, this unit is an excellent choice whether you're stepping into homeownership or seeking a solid investment. Don't miss this opportunity to secure a property that perfectly balances convenience and potential.

For investors, the property's low-maintenance design ensures minimal upkeep, making it an attractive option for tenants. It's well-suited for busy professionals, small families, or anyone looking for a home that prioritizes ease and practicality. With a conservative rental estimate of \$325 per week, the potential gross rental return sits at an impressive 6.3%, presenting a standout opportunity for savvy investors looking for above-average returns.

First-home buyers will appreciate the chance to enter the property market with a unit that's ready to move into. Whether you prefer to settle in as it is or add your personal updates and touches, this property provides flexibility to suit your needs and style.

The location further enhances its appeal, providing exceptional convenience for a range of buyers. Positioned just 1.5km from Springdale Heights Tavern, IGA, chemists, and local shops. Families will appreciate the close proximity to Lavington Public Primary School (1.0km), Holy Spirit Primary School (750m), and Murray High School (950m), as well as nearby childcare options like Community Kids Lavington Early Education Centre (350m) and Goodstart Early Learning (650m). Public transport options and nearby parks add further ease and enjoyment to daily life, while quick access to the freeway ensures seamless connectivity to Albury-Wodonga and surrounding areas.

The property features

- 2 bedrooms, BIR in main bedroom
- Brand new venations & sheer curtains + new lighting
- Lounge room with as new reverse cycle split system air conditioner
- Kitchen has electric cooking
- 2-way bathroom with full-sized bath + separate toilet
- Separate laundry
- Storage unit, single carport
- Fresh low maintenance entrance design

All information contained herein is gathered from sources we believe to be reliable. We cannot guarantee its accuracy and interested persons should rely on their own enquiry.