

**20/3 Lavinia Pl, Ambarvale, NSW, 2560**

**Apartment For Sale**

Thursday, 14 November 2024

20/3 Lavinia Pl, Ambarvale, NSW, 2560

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Max Johnston



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## **Conveniently Located | Nest or Invest!**

Welcome to this ground-floor, two-bedroom unit in Ambarvale, offering a comfortable and low-maintenance lifestyle ideal for first-time buyers, downsizers, or investors.

This villa features an open-plan design with a spacious kitchen, living, and dining area. The kitchen is well-equipped with a Westinghouse oven and electric cooktop.

Both bedrooms are generously sized, with a built-in robe in the master bedroom. The main bathroom is well-appointed, offering a combined shower and bath for convenience. Additional features include a storage cupboard, internal laundry, split system air conditioning, a covered outdoor patio for relaxation, and a single allocated carport.

This property offers a promising rental return of approximately \$400 per week, making it an attractive investment. Strata fees are \$525 per quarter, contributing to the upkeep of common areas and facilities.

This unit presents a fantastic opportunity for those seeking a well-located, low-maintenance home close to amenities, public transport, and local schools.

For more details, contact Max Johnston on 0414 159 114.

**\*\* We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge. Prospective purchasers should make their own enquiries to verify the above information.**