

**9/607 Prune Street, Lavington, NSW, 2641**

**Apartment For Sale**

Monday, 20 January 2025



9/607 Prune Street, Lavington, NSW, 2641

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Clinton Gilson  
0418470611

## An Exceptional Opportunity For Buyers & Investors

Situated in a convenient location, this residence presents a fantastic opportunity for first-home buyers, downsizers, or savvy investors. With its inviting presentation and move-in-ready condition, the property ensures a smooth and stress-free transition for its new owners, making it a standout option in the market.

For first-home buyers, this unit represents the perfect entry point into the real estate market. With its well-maintained interiors, you can move in and enjoy it immediately, or take the opportunity to personalise the space with updates that reflect your individual preferences and vision.

Investors will appreciate the durable brick construction, which minimizes ongoing maintenance costs and ensures longevity. This feature not only appeals to tenants seeking a hassle-free living environment but also provides peace of mind to landlords looking for a reliable investment. At a conservative rental estimate of \$325 per week, the gross rental return comes in at 6.3%. This represents an above-average return, making it a compelling opportunity for the astute investor.

The location caters to a wide range of lifestyles. For those who value convenience, the property is just 1.5km from the Springdale Heights Tavern, IGA, chemist, shops. Families will love the proximity to educational institutions, including Lavington Public Primary School (1.0km), Holy Spirit Primary School (750m), and Murray High School (950m), while early learning centers like Community Kids Lavington (350m) and Goodstart Early Learning (650m) make childcare options easily accessible. Public transport is easily accessible, providing added convenience for commuters or those without a vehicle, and the nearby freeway allows for smooth and efficient travel to Albury-Wodonga and beyond.

Whether you're taking your first step into homeownership or seeking a smart addition to your investment portfolio, this property is ready to deliver.

### The property features

- 2 bedrooms, BIR in main bedroom
- Brand new carpet, 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.