2/37A Dight Street, Richmond, NSW, 2753



Duplex For Sale Saturday, 18 January 2025

2/37A Dight Street, Richmond, NSW, 2753

Bedrooms: 2 Bathrooms: 1 Parkings: 1 Type: Duplex



Alison Hatch 0245048115

BUY THE BEST NEST

An excellent first home opportunity, this two bedroom villa is one of only two in a duplex located privately to the rear of the block, just a two minute walk from Icely Park soccer field and a 5 minute drive to Richmond Town Centre.

Low maintenance, fresh and tidy, this home provides a secure space to enjoy, with large living area, neat kitchen, separate laundry, renovated bathroom and two bedrooms with fans/built ins.

The home has the convenience of a single garage with internal access, and visitor parking directly out front, plus a fenced courtyard with undercover area and split system reverse cycle ac for comfort!

The home was built in 2000 with the current tenant paying \$510pw, with an increased return possible of \$530pw.

Council rates are approx \$471p/qtr and there is no strata in place - just a mutual insurance policy on the building, saving the outlay of quarterly fees.

We look forward to showing you this quality Nest at our weekly open home!

Disclaimer:

Best Nest Property urges you to obtain professional advice before proceeding with any investment or property related decision. All information contained herein is gathered from sources we deem to be reliable, or has been passed to us by third party services; we cannot therefore guarantee its accuracy and interested persons should rely on their own enquiries and investigations.