

14/19 Melanie Street, Yagoona, NSW, 2199

Unit For Sale

Wednesday, 13 November 2024

14/19 Melanie Street, Yagoona, NSW, 2199

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Zeth Grant
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Zoran Cvetkovski
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TOP FLOOR UNIT

John B. Grant Real Estate proudly introduces 14/19-21 Melanie Street, Yagoona to the sales marketplace. This spacious two-bedroom apartment, totaling 137 square meters, is one of the larger units in Yagoona and its neighbouring suburbs.

This apartment is designed for modern comfort and has an impeccable floor plan with an open concept living, kitchen, and dining area. Both bedrooms are generously sized and have access to one of two balconies, allowing for an indoor-outdoor flow perfect for relaxing or entertaining. The main balcony, accessible from the living area and main bedroom, offers abundant natural sunlight and picturesque views over Bankstown, an ideal spot to unwind with your favorite drink.

Additional highlights include:

- Updated kitchen with gas cooktop
- Reverse cycle air conditioning for year-round comfort
- Mirrored built-in wardrobes in both bedrooms
- Double garage and storage area

Location Highlights:

- Located on the Yagoona-Bankstown border.
- Easy walking distance to Yagoona Station.
- Close proximity to Yagoona shopping village.
- A variety of local schools nearby.

Zoning and Rates:

- Zoning: R4 High Density Residential
- Council Rates: \$401.00 per quarter approximately
- Water Rates: \$181.00 per quarter approximately
- Strata Levies: \$690.77 per quarter approximately

Investment Potential:

- Currently leased out \$26,000 PA approximately Lease expires on 7th April 2025