

2/440 Union Road, Lavington, NSW, 2641

pj murphy

Unit For Sale

Monday, 20 January 2025

2/440 Union Road, Lavington, NSW, 2641

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Spacious 2-Bedroom Unit with Great Yard!

This well-sized 2-bedroom unit offers fantastic potential for both first-time buyers and investors. With a great yard space, it's perfect for those seeking a low-maintenance property with room to grow.

Features Include:

- *Single lock-up garage
- *Gas heating & ducted cooling for year-round comfort
- *Ceiling fans throughout
- *Two bedrooms with built-in wardrobes
- *Abundance of natural light throughout the home
- *Undercover outdoor entertaining area for easy alfresco dining
- *Decent size low-maintenance garden
- *Conveniently located close to schools, parks, and Lavington Square shopping

This property offers great value and is priced to sell quickly. Don't miss out on the chance to secure this low-maintenance home!

The Numbers:

Rental Appraisal: \$350 per week (\$18,200 per annum)

Council Rates: \$1049 per annum

Water Rates: \$852 per annum

Body Corp Fees: \$2500 per annum

Disclaimer:

While we have made every effort to ensure that information provided about the above property is accurate, it has been provided to us by the Vendor and other sources. We therefore do not accept responsibility for its accuracy and strongly advise all interested parties to obtain independent advice and make their own inquiry before proceeding.