

**3/17 Hillard Street, Wiley Park, NSW, 2195**



**Unit For Sale**

Wednesday, 20 November 2024

3/17 Hillard Street, Wiley Park, NSW, 2195

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Graeme Rudder

## Great Opportunity For First Home Buyers Or Investors

This sunny ground-floor unit is only a 6-minute walk to Wiley Park station and all of the amenities of the Lakemba & Wiley Park CBDs. It offers two big bedrooms, the main has a built-in, and a spacious lounge and dining area. The kitchen is a stylish solid timber design with Caesarstone benchtops and splashbacks, stainless steel appliances and gas cooking. The bathroom has been recently renovated and has a separate shower and toilet. The laundry is a shared laundry between three units on the ground floor. It is handily located next door to the unit. This complex has security cameras throughout to keep everyone safe.

There is a single Lock-up garage with easy access straight down the driveway. Strata is \$1291.67 per quarter. The strata is planning to update the building with new windows and they are soon to install new carpet throughout the staircases. Once they complete the updating, the strata fees will be reduced.

Internal area of 65m<sup>2</sup> and 80m<sup>2</sup> in total including the single lock-up garage. This is a great opportunity for first-home buyers and investors. This unit is currently rented for \$550 per week to a good tenant. The Lease Agreement has expired but the tenants want to stay if possible. But you can move in with a normal 6-week settlement if you wish. Call Graeme on 0410306880 to organize an inspection today.