



8/37 Speed Street, LIVERPOOL, NSW 2170

Convenient Living on the Edge of Liverpool CBD

Located on the fringe of Liverpool's CBD, this neat and tidy 2-bedroom unit offers a perfect blend of convenience and comfort - close to everything you need, yet quietly positioned away from the hustle and bustle.

Situated on the 3rd floor, the unit features floating timber flooring throughout, a combined lounge and dining area, and an east-facing balcony that captures the morning sun. The total area of 77.2sqm includes a single lock-up garage, providing added storage and security.

Part of a well-maintained complex of only 15 units, the low strata costs and solid rental history make this property an attractive choice for both investors and first-home buyers alike.

Currently leased to a long-term tenant of 3 years paying \$320 per week (with a potential return of approximately \$400 per week) who is keen to stay on - it's a smart, set-and-forget investment opportunity in a prime location.

Key Features:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 98P1442

SALE DETAILS

\$425,000

CONTACT DETAILS

Leppington

Shop 4.04 / 5 Emerald Hills

Boulevard

LEPPINGTON, NSW

02 8797 3177

Frank Polistina

0407 406 673

- 2 bedrooms with floating timber floors throughout
- Combined lounge and dining area
- East-facing balcony with natural light
- Total area: 77.2sqm (including garage)
- Single lock-up garage
- Small complex of only 15 units â## low strata fees
- Excellent tenant currently paying \$320 per week
- Conveniently located close to transport, shops, and schools

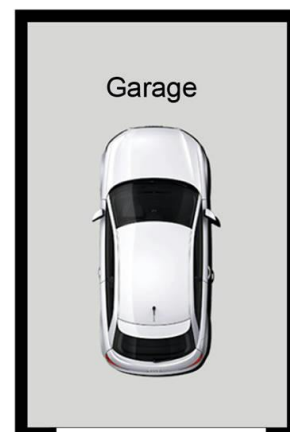
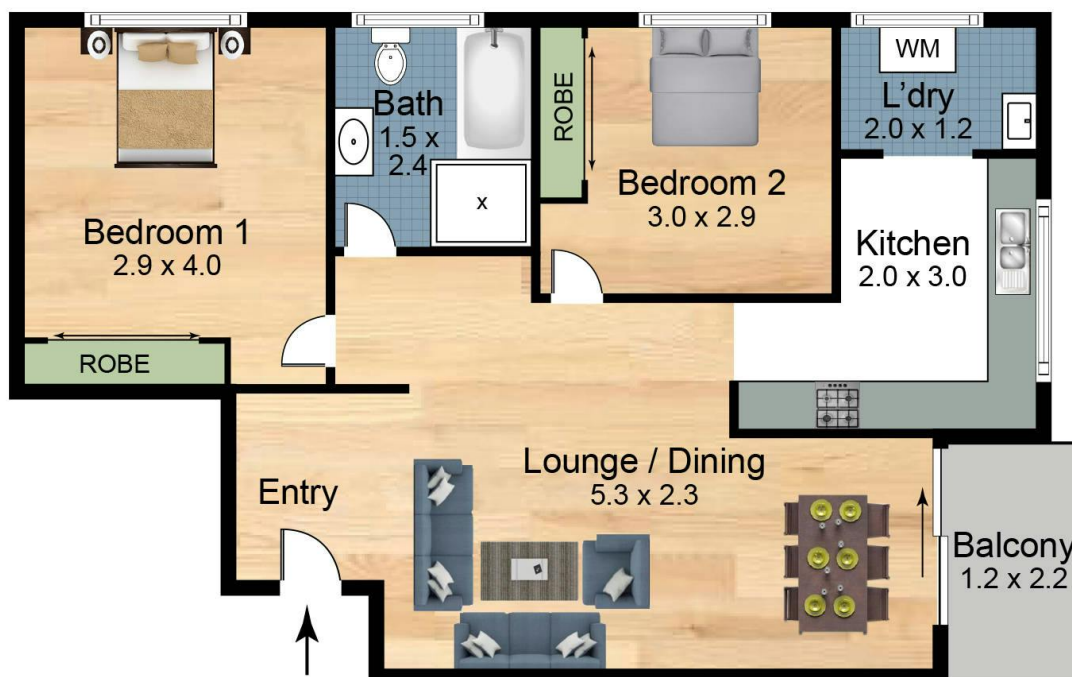
Ideal for investors or first home buyers, be sure to act fast, contact Frank Polistina for more information.

- Building Area: 77.20 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1









**8/37-39 Speed St
Liverpool 2170**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

