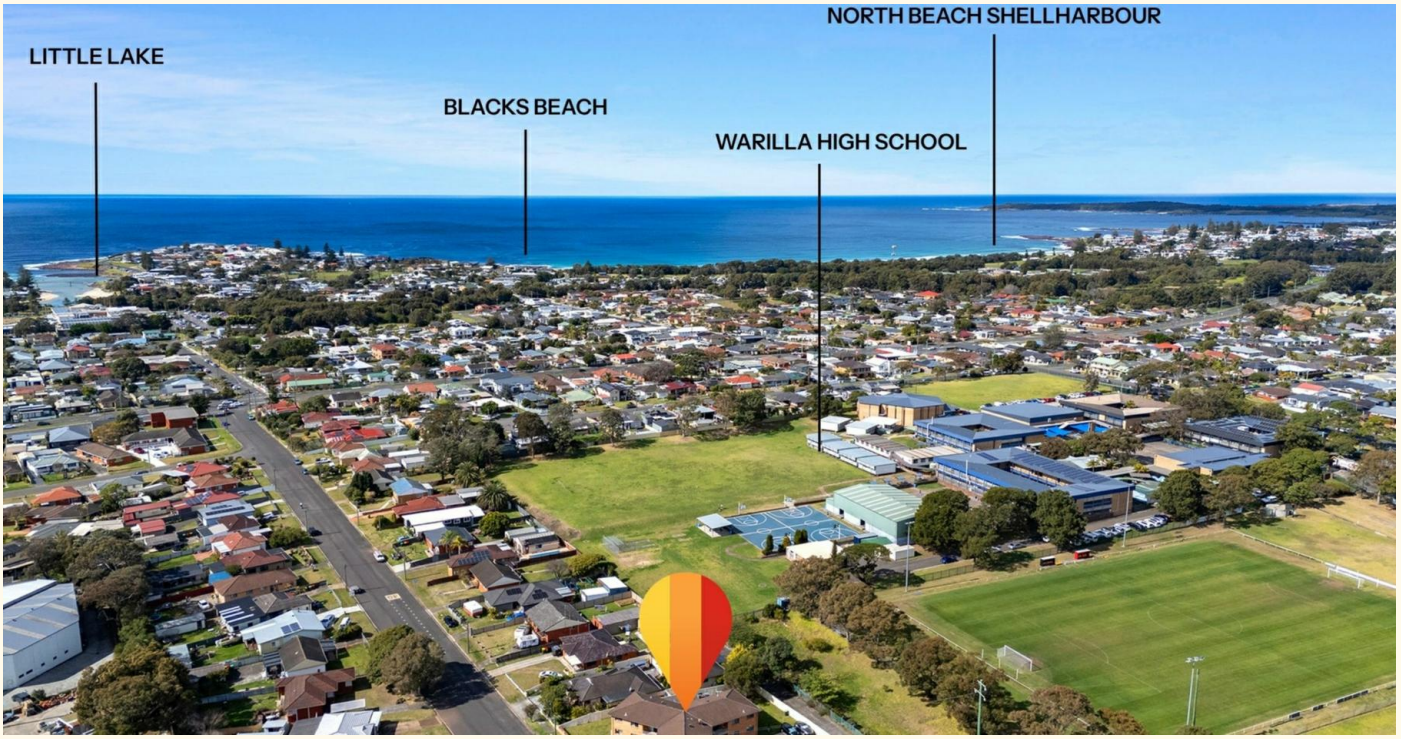








1/37 Roberts Avenue, Barrack Heights

First Home Buyer Special or Astute Investor

Craig Hyde from LJ Hooker Albion Park Rail welcomes you to 1/37 Roberts Avenue, Barrack Heights - a modern ground-floor unit offering comfortable, low-maintenance living in a convenient location. This well-presented property provides an excellent opportunity for first home buyers, downsizers or the astute investor.

Featuring two spacious bedrooms, both with built-in wardrobes, the home provides comfortable accommodation with plenty of storage. The well-appointed bathroom is complemented by a separate toilet, while the internal laundry adds convenience to everyday living.

The north-facing aspect allows plenty of natural light to fill the home throughout the day, creating a bright and welcoming atmosphere. Step outside onto the private balcony, the perfect place to enjoy your morning coffee, relax or entertain guests.

The property includes one allocated car space at the rear of the property, providing convenient off-street parking.

With approximately 69sqm of building area and an 85sqm land area, this property offers a practical layout with easy-care living in a well-

2 1 1

FOR SALE
$569,000 to $589,000-

VIEW
By Appointment

AGENTS
Craig Hyde
0404 497 521
chyde.albionparkrail@ljhooker.com.au

AGENCY
LJ Hooker Albion Park Rail
(02) 4256 3344

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

established location. Positioned close to local shops, parks, schools and transport options, everything you need is within easy reach.

For investors, the property is currently leased to a existing tenant until May 2027, providing an opportunity to secure an investment with an existing tenancy in place. Future rental return on expiry will be $500-00 per week.

Council Rates $439.62 P/Q
Strata Levies $851.62 P/Q
Water $211.00 P/Q

Priced at $569,000 to $589,000- this is an excellent opportunity to secure a quality property in Barrack Heights.

Contact listing agent Craig Hyde on 0404 497 521 or email chyde.albionparkrail@ljhooker.com.au to arrange your inspection.

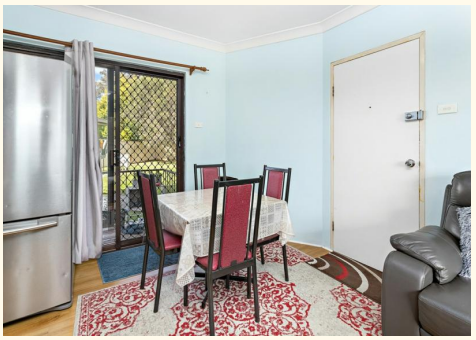
Don't miss your opportunity to make 1/37 Roberts Avenue your new home or investment.

MORE DETAILS

Property ID	MWSG55
Property Type	Unit
House Size	69 m2
Land Area	85 m2
Including	Toilets (1)
	Balcony
	Built-in-Robes
	Secure Parking







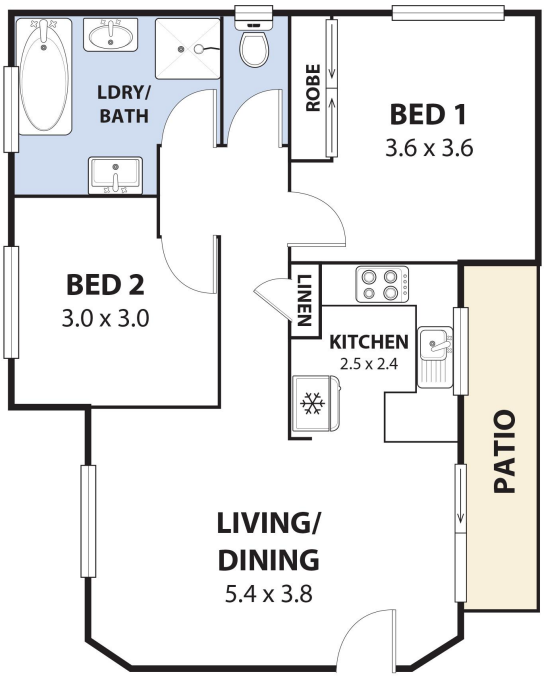




Craig Hyde 0404 497 521
Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

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1/37 ROBERTS AVE, BARRACK HEIGHTS

Internal Space 60m^2

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wearelouka.com

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