



## Blacktown, 27/5 Griffiths Street

Excellent Investment Opportunity! 2 Bedroom Walk Unit!  
Large Balcony With Outlook Over The Reserve!

This rare well maintained 2 bedroom full brick unit is conveniently located just opposite Blacktown Hospital and only a short walk to schools, shops, station and Blacktown CBD.

Featuring open plan living and dining area with balcony & a rare large 2nd balcony off the 2 bedrooms, 2 good size bedrooms both with built ins, well maintained separate kitchen, neat & tidy bathroom with updated vanity and a single lock up garage. This unit has a superb outlook over the Maurice Bolton Reserve.

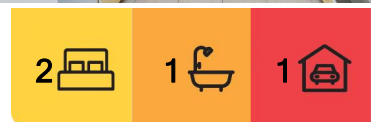
This 1st floor unit is the ideal investment opportunity with excellent tenants on a secured lease until September 2025.

Strata \$647 per quarter approx.

Council \$430 per quarter approx.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
SOLD

**View**  
[ljhooker.com.au/2CVEF8K](http://ljhooker.com.au/2CVEF8K)

**Contact**  
**Matthew Lucas**  
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[mlucas.blacktown@ljhooker.com.au](mailto:mlucas.blacktown@ljhooker.com.au)

**LJ Hooker Blacktown**  
**(02) 9621 1222**

Water \$173 per quarter approx.

Current Rent \$420 per week. (Lease until Sept 25)

Rent Potential \$450-\$500 per week.

Total Area 108m2 including garage (90m2 including balconies & 18m garage)

Be quick to inspect. Call Matthew Lucas from L J Hooker Blacktown on 0416 010 085.

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## More About this Property

<b>Property ID</b>	2CVEF8K
<b>Property Type</b>	Unit
<b>House Size</b>	108 m2
<b>Including</b>	Balcony Outdoor Entertaining Built-in-Robes Secure Parking

### Matthew Lucas 0416 010 085

Sales Manager & Licensed Real Estate Agent |  
mlucas.blacktown@ljhooker.com.au

### LJ Hooker Blacktown (02) 9621 1222

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Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.

