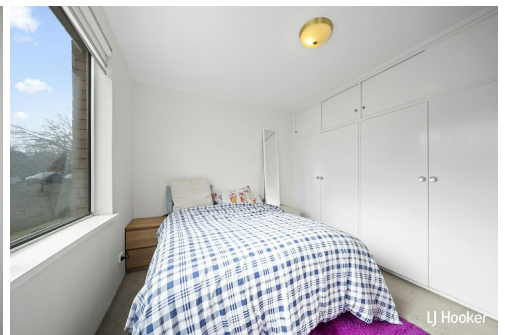




O'Connor, 43/8-18 Correa Street

Ideal Investment or First Home

Buyers Guide: \$345,000

Nestled in a quiet street and only moments away from amenities, this two-bedroom ground floor apartment presents a perfect entry-level opportunity or high-yielding investment.

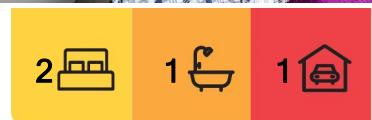
Taking advantage of the northerly aspect, the living area is bathed in natural light. while the master bedroom boasts a built-in robe.

With a potential gross rental yield of 6.43%, the apartment is currently rented at \$470 per week on a periodic lease.

The location is unbeatable, with walking distance to public transport, local primary and high schools, and the vibrant Lyneham shops. Whether you're looking to secure a high-yield investment or a comfortable first home, this property ticks all the boxes.



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
Auction

View
ljhooker.com.au/HNZKDF8H

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Joy Patel
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EER ★★★★★★

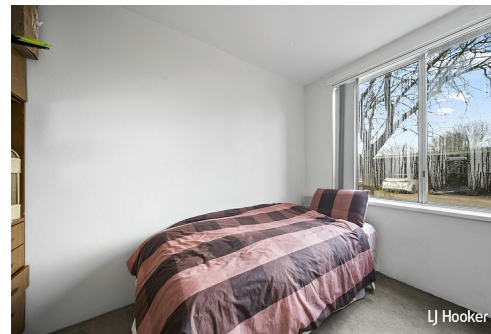
LJ Hooker Belconnen
(02) 6251 1477

- * Light filled apartment with leafy outlook
- * Well-appointed kitchen
- * Master bedroom with built in robe
- * Additional spacious bedroom
- * Storage area
- * Carport
- * Walking distance to public transport, local primary and high school, Lyneham shops
- * Potential gross rental yield 6.43%
- * Currently rented at \$470 p/w on periodic lease
- * Flexible settlement to accommodate vacant possession

- * Build Year: 1975 (approx)
- * Living Size: 54sqm
- * EER: 6
- * Rates: \$2,456 p.a.
- * Strata: \$2,729 p.a.
- * Land Tax: \$3,089 p.a. (Investors Only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.



More About this Property

Property ID	HNZKDF8H
Property Type	Unit
House Size	54 m ²
EER	6
Including	Built-in-Robes

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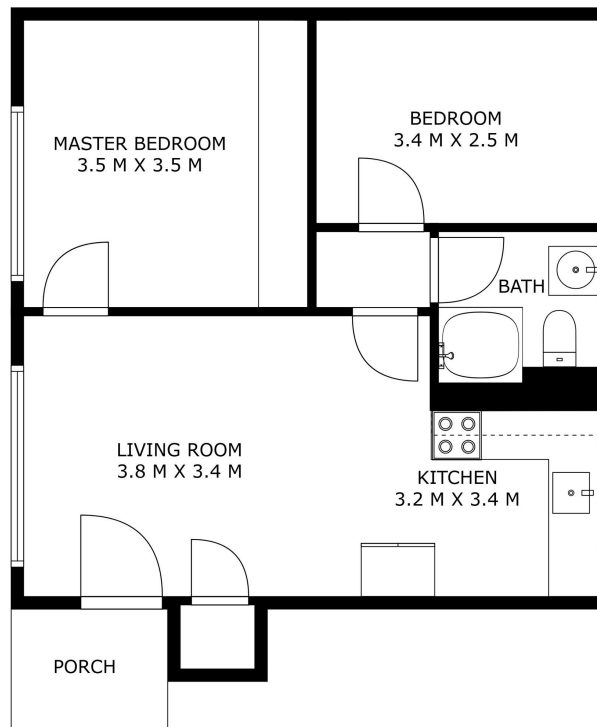
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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43/8-18 Correa Street, O'Connor



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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