

## Prospect, 409/8B Myrtle Street

### Studio Apartment

Looking to move out of home and would like to buy instead of rent, or are you an investor looking for a steady income stream without the big mortgage, then this is the property for you.

On offer, is this modern studio apartment located on the top floor, with open plan living and the comfort of air conditioning, neat kitchen with gas cooking, good sized balcony, tidy combined bath/laundry area with a dryer, freshly painted, underground secure parking spot and a 4m2 storage cage.

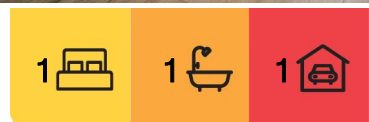
All located in a gated complex located next to local shops, schools, M4 and The Great Western Highway, and only a short drive to the heart of Blacktown.

Call Clair on 0414 944 554 to discuss further.

Potential rent-\$380 per week



**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/2CYFF8K](http://ljhooker.com.au/2CYFF8K)

**Contact**  
**Clair Andree-Evarts**  
0414 944 554  
[candree-evarts.blacktown@ljhooker.com.au](mailto:candree-evarts.blacktown@ljhooker.com.au)

**Poyan Modaressi**  
0426 805 123  
[pmodaressi.blacktown@ljhooker.com.au](mailto:pmodaressi.blacktown@ljhooker.com.au)

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

Strata approx. \$511.65 per quarter

Council-\$280 per quarter

Water-\$169 per quarter

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## More About this Property

<b>Property ID</b>	2CYYF8K
<b>Property Type</b>	Unit
<b>Land Area</b>	48 m2

### Clair Andree-Evarts 0414 944 554

Licensed Real Estate Agent | [candree-evarts.blacktown@ljhooker.com.au](mailto:candree-evarts.blacktown@ljhooker.com.au)

### Poyan Modaressi 0426 805 123

Licensed Real Estate Agent & Auctioneer | [pmodaressi.blacktown@ljhooker.com.au](mailto:pmodaressi.blacktown@ljhooker.com.au)

### LJ Hooker Blacktown (02) 9621 1222

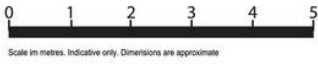
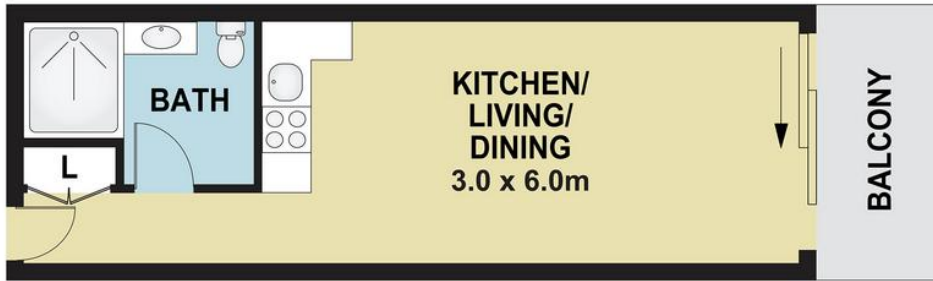
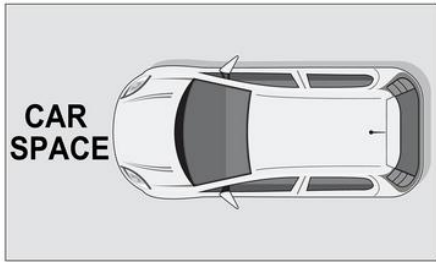
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409/8B MYRTLE STREET, PROSPECT

 LJ Hooker