

## Scullin, 3/7 Keith Street

### Financially Savvy Opportunity

An easy decision before you with this entry level apartment. Currently offering a high yielding investment and ideal to enter the real estate market with.

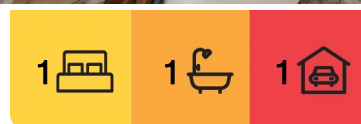
Conveniently located close to amenities, this ground-floor apartment has a spacious, light-filled living and dining area that leads to a well-appointed kitchen. The kitchen features ample storage space and electric cooking. The main bedroom is generously sized and features a built-in robe.

Within walking distance to schools, public transport, and local shops, this property is perfect for investors and first-time home buyers looking to enjoy the Belconnen lifestyle.

- \* Ground floor apartment
- \* Currently fixed lease until 21 Nov 2024 at \$420p.w
- \* Potential gross rental yield at 8.08%



**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**  
\$290,000

**View**  
[ljhooker.com.au/HNZNH8H](https://ljhooker.com.au/HNZNH8H)

**Contact**  
**George Vlandis**  
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**EER** ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

- \* Spacious lounge and dining area
- \* Kitchen ample storage space
- \* Electric cooking
- \* Generous main bedroom with BIR
- \* Floating timber flooring throughout
- \* Split system to lounge
- \* Balcony
- \* Shared laundry with one other owner
- \* Single undercover car space
- \* Located moments away from local schools, shops and public transport

- \* Living Size: 46sqm
- \* Balcony: 2.5sqm
- \* EER: 3.5
- \* Rates: \$2,080 p.a.
- \* Strata: \$3,305 p.a.
- \* Land Tax: \$2,712 p.a. (investors only)



#### Disclaimer:

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## More About this Property

<b>Property ID</b>	HNZNHF8H
<b>Property Type</b>	Apartment
<b>House Size</b>	46 m <sup>2</sup>
<b>EER</b>	3.5
<b>Including</b>	Air Conditioning Balcony Built-in-Robes

#### George Vlandis 0437 398 774

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

#### Joy Patel 0499 912 090

Sales Agent | [jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

#### LJ Hooker Belconnen (02) 6251 1477

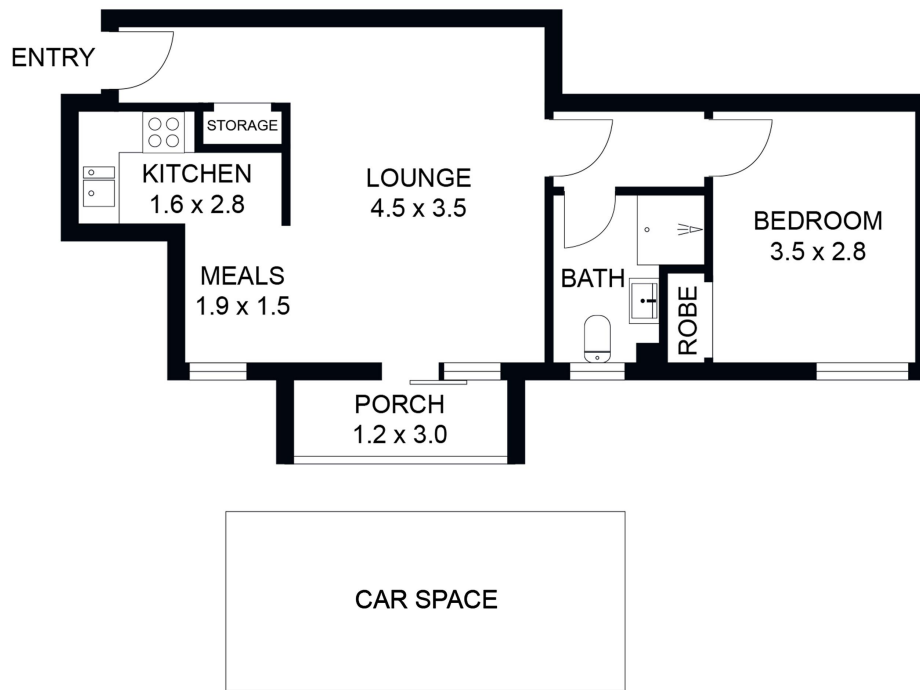
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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### 3/7 Keith St, Scullin



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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**aperture**  
media house