

## Smithfield, 3/19-23 Moir Street

### Super Investment!

This low-maintenance modern unit, built in 2011 is set in a small group of 8 and is just a short stroll to public transport and popular local shopping.

Currently tenanted until June 2024 at \$340 per week, it offers an easy investment with immediate return for the astute investor. If you're starting out, looking for your first home or looking to downsize and slow down a little, then this could also be for you.

#### Features:

- \* Open plan living/dining that opens onto the small courtyard garden
- \* Kitchen with lots of storage and gas-cooking
- \* 2nd living area/lounge
- \* 3 Bedrooms, master with built-in robes and ensuite access to 3-way bathroom



**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.

3 1 2

#### For Sale

\$310,000 - \$330,000

#### View

[ljhooker.com.au/29N6GJU](http://ljhooker.com.au/29N6GJU)

#### Contact

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**(08) 8289 6660**

- \* Split system heating and cooling to both living areas
- \* Secure packing through auto roller to double carport
- \* Currently tenanted until June 2024 at \$340 per week

Don't hesitate, enquire today.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

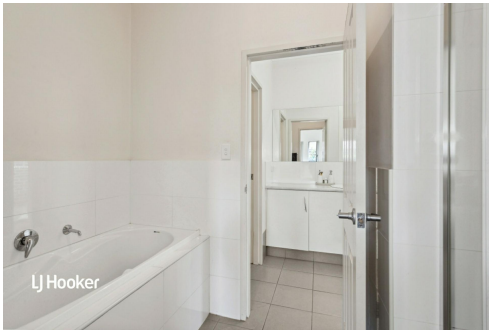
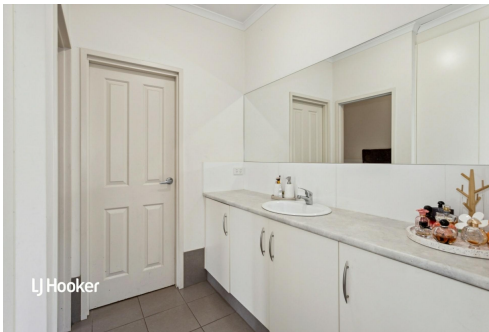
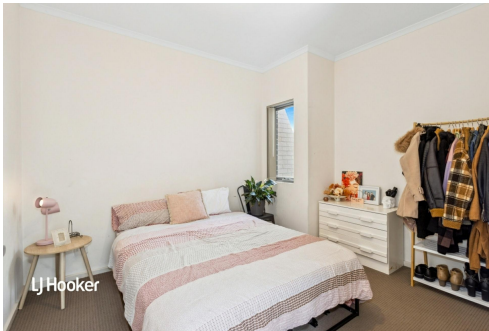
RLA 208516

## More About this Property

Property ID	29N6GJU
Property Type	Unit
House Size	107 m²
Land Area	205 m²
Including	Air Conditioning Built-in-Robes Secure Parking Remote Garage

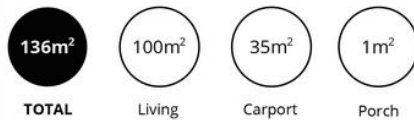
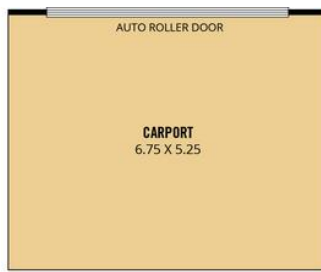
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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