



## Wynyard, Unit 1/6 John Street

### INVEST OR DOWNSIZE INTO PERFECTION

Fantastically located just moments from one of the local Medical Centres, walking distance to the shopping precinct ( pharmacies, supermarkets and coffee shops) situated in a quiet street giving peace of mind to those looking for "safe and secure". These co-joined units are low maintenance and each strata titled. They would both make a great addition to an investors portfolio, or perfect for the downsizer.

Unit 1: \$349,000

- Currently tenanted till April 2025
- Good size kitchen with pantry
- Large bedrooms with built ins
- Bathroom with separate shower and bath
- Secure fenced yard
- 48 hours notice is needed to book a viewing



#### For Sale

Unit 1 - \$349,000 Unit 2 - \$389,000

#### View

[ljhooker.com.au/JUKFD3](http://ljhooker.com.au/JUKFD3)

#### Contact

**Theresa Button**

0419 395 274

[tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)



**LJ Hooker Wynyard**  
**(03) 6442 3477**

**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.

Unit 2: \$389,000

Freshly revamped and ready for its new owner.

- Large sunny open plan living
- Good size kitchen with pantry and new appliances
- Large bedrooms with built ins
- Bathroom with separate shower and bath
- New floor coverings and blinds throughout
- Reverse Cycle heating
- Low maintenance courtyard with garden shed
- Available now for vacant possession

Avoid disappointment and contact Theresa for your private inspection today on 0419 395 274

Further details:

Water Rates: \$350p/q (Approx.) each

Council Rates:\$1,415p/a (approx.) each

\*\*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

## More About this Property

<b>Property ID</b>	JUKFD3
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Built-in-Robes

**Theresa Button 0419 395 274**

Sales Consultant | [tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)

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