



3/77 Edwards Street, Young

A Low-Maintenance Investment Close to Town

Positioned within walking distance of Young's Main Street and the CBD, this well-presented two-storey, two-bedroom unit (approx 154m2 living space) offers an excellent opportunity for investors seeking a low-maintenance property in a convenient location.

Set within a strata-titled complex with a relaxed, Miami-inspired feel, complete with soft pink tones and palm trees, the property offers something a little different while remaining highly practical. With town amenities, shops, cafes and services all within easy reach, the location is particularly appealing for tenants.

Inside, the property features two very generous bedrooms, both complete with built-in wardrobes (one bedroom has two sets of robes!), along with a spacious open-plan living and dining area adjoining the kitchen. A brand-new bathroom and toilet add further appeal, while a second toilet downstairs provides additional convenience.

The property is currently leased at $310 per week, providing an immediate rental income stream for the astute investor. With its strong position close to town, easy-care design and updated

2 1 1

FOR SALE
$399,000

VIEW
By Appointment

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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.

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bathroom, this is a property worth adding to your investment portfolio.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries to determine whether this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purposes only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether this information is, in fact, accurate. Digital enhancement of photos may be in place.

MORE DETAILS

Property ID	BPSH6T
Property Type	Unit
House Size	154 m2
Land Area	260 m2
Including	Air Conditioning Toilets (2)

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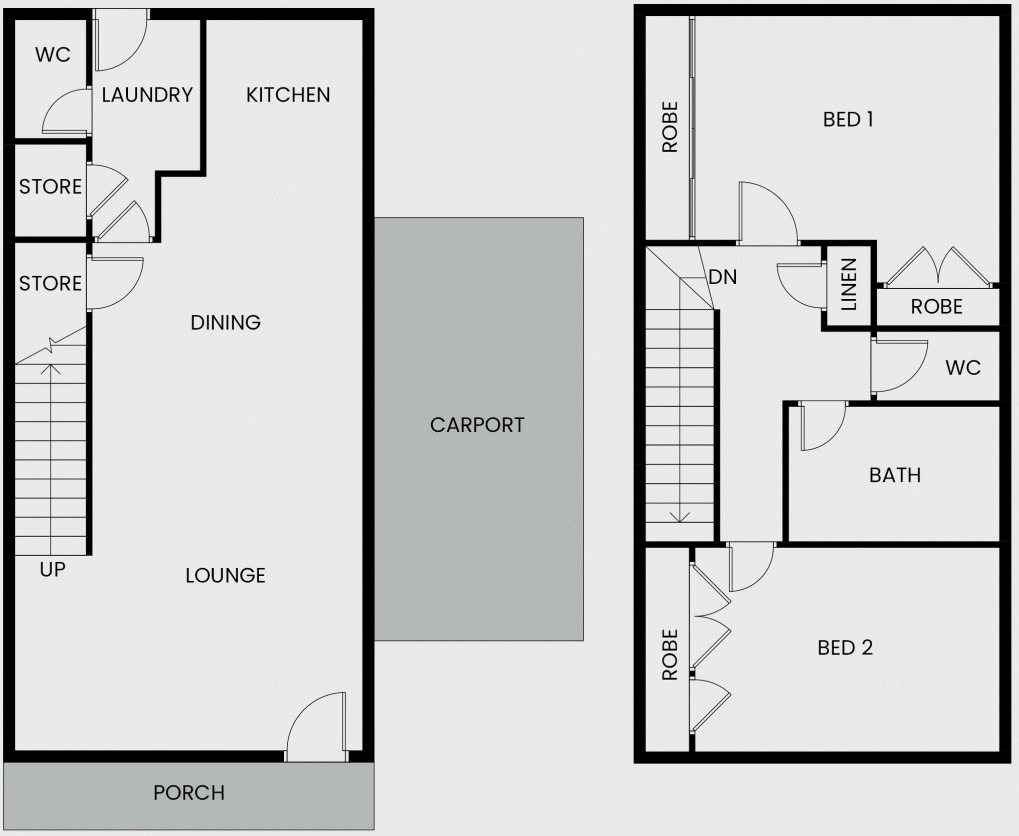






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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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