



**Unit 2, 44 Wallace St, Newtown**



## Character & Quality

Set in a quiet tree lined street of the ever popular suburb of Newtown, in a boutique complex of only 6, this unit will impress those looking for character & convenience.

Featuring:

- Modern open plan living with air-con
- Large stylish kitchen with stone bench tops & dishwasher
- Gas cook top. Electric oven
- Master bedroom with ensuite, WIR & ceiling fan
- 2nd bedroom has large built ins & ceiling fan
- Covered outdoor area to the East
- Higher ceilings. Excellent storage throughout
- Less than 2km to the CBD
- Built in 2017
- Rented at \$330pw until 24 November 2022. Rent could be increased to \$350pw upon renewal.
- Body Corp: \$420/quarter
- Council Rates: \$1,036.08 net 1/2 year. Water access: \$314.95

It will be the lifestyle that enjoys all the advantages of a great location. Do yourself a favour and inspect today.

Disclaimer: whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or agent as to their accuracy. Interested parties should not rely on these particulars as representations of face but must instead satisfy themselves by inspection or otherwise.

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**Price** SOLD for \$360,000

**Property Type** Residential

**Property ID** 1089

## Agent Details

Jen Taylor - 07 4548 0433

## Office Details

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