

# Leichhardt

## 16/197 Marion Street



\$327k

## Affordable apartment in the heart of Leichhardt

Fresh modern interiors and a fantastic location in the vibrant heart of Leichhardt offer the best of low-maintenance urban village living and in this affordable studio apartment. Quiet positioned to the rear of the secure Matilda Court, the bright and tidy studio is perfect for the investor or first home buyer in a convenient city fringe location footsteps to the buzz of Norton Street and MarketPlace shops. Strong rental demand is assured with close proximity to the light rail and easy access to the CBD, RPA Hospital and the university precinct.

- Ground floor setting to the rear of a secure block of 16
- Modern interiors, double bedroom with built-in robes
- Separate kitchen and dining, neat and tidy bathroom
- Level access to a common laundry, low strata levies
- Ideal market entry or investment, strong rental return
- Footsteps to cafes, restaurants and MarketPlace retail hub

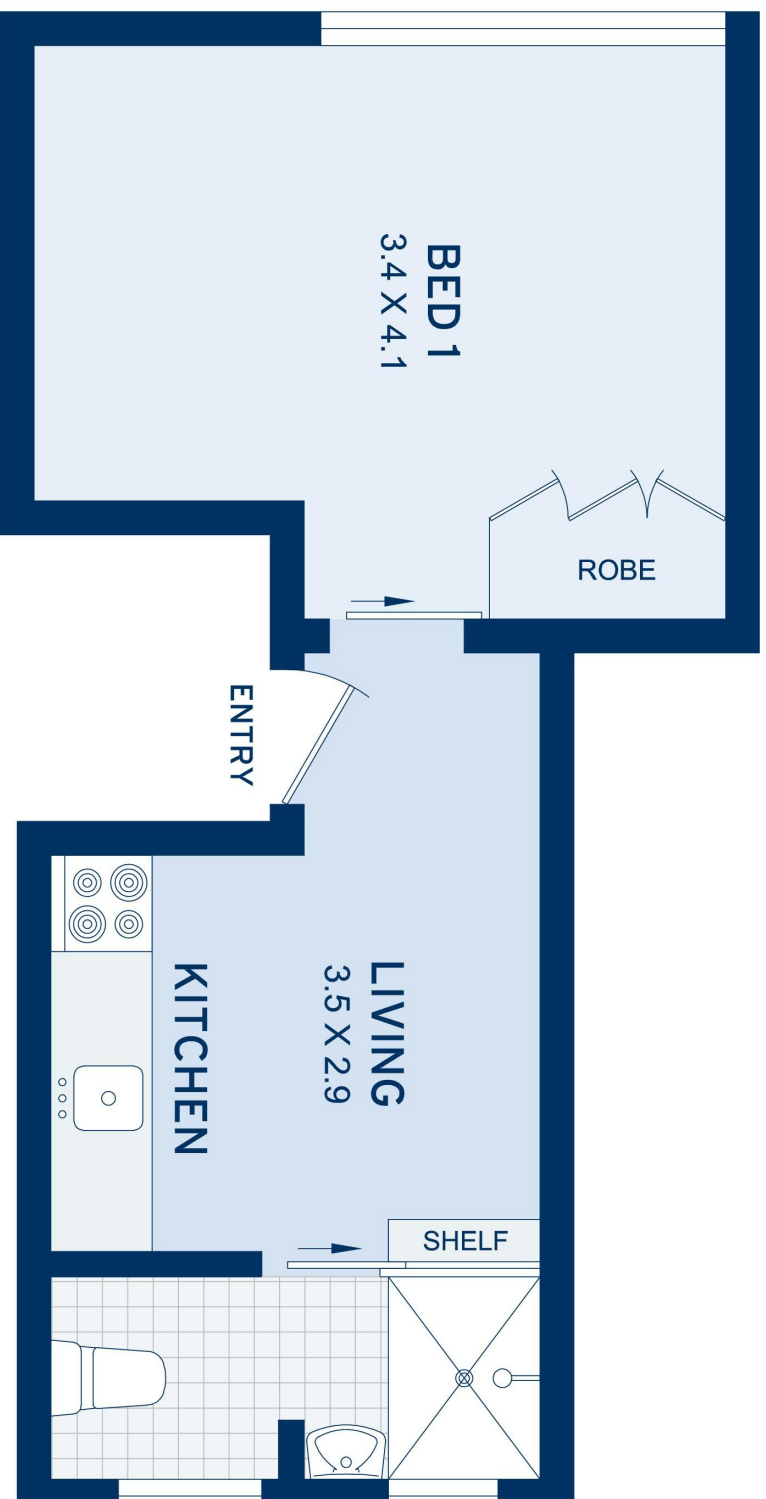


### ADDITIONAL DETAIL

Council Rates	\$288/qtr (approx)
Strata Fees	\$328/qtr (approx)
Water Rates	\$183/qtr (approx)
Type	Apartment
Sold Date	10/06/2020

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Note: Shared Coin-Op L'dry on Unit Level

<b>APPROXIMATE AREAS</b>	
Internal Floor-space	255sqm
<b>OUTGOINGS</b>	
Council Rates	\$288 pq
Water Rates	\$183 pq
Strata Rates	\$328 pq



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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Estate Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson