



7/19 Girraween Road Girraween NSW

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This 2 bedroom villa makes an ideal investment property thanks to the guaranteed rental income from a secure affordable housing tenant until February 2015 which is currently returning a guaranteed \$400 per week. While this lease is unbreakable until its expiry this is also an ideal opportunity for first home buyers who would like to secure their first home now and allow the tenancy to help pay the mortgage before moving in.

Presented in beautiful condition throughout there are a host of features and inclusions such as a gas equipped kitchen with stainless steel appliances, built in wardrobes to both bedrooms, internal access to the single lock-up garage, gas hot water, gas heating provisions and a generously sized courtyard.

Positioned peacefully at the rear of a small group of only 7 units, located within 600 metres of Toongabbie Station and shops as well as being within the Girraween Public school

Price : \$ 437,000
Building Size : 175 sqm
Land Size : 175 sqm
View : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/villa/5876236>



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