



## Convenience

\$399,950

### Convenient location

Positioned within just a few short minutes walk to Westpoint Shopping Centre (180m) and Blacktown Train Station (300m), this well positioned apartment will make your life amazingly convenient. No more long transits to and from the station, no more resentment for forgetting a bottle of milk. It is all available at your front door. Not to mention the announcement of the Australian Catholic University (ACU) coming to Blacktown with first student enrollments scheduled for 2020.

### Convenient presentation

Having recently been renovated, when you first open the front door you will notice the coolness of the timber floors in combination with the neutral colour scheme allowing for natural light to be ever present. As you progress further into the home you will feel the abundance of space from the open plan living with large kitchen opening out onto the private north facing balcony. In addition to this having a second toilet away from the main bathroom further makes entertaining a breeze.

### Convenient returns

For the astute investor you will enjoy exceptional returns with comparable properties leasing in the vicinity of \$390 per week. Combined with depreciation on the property your cash-flow will be excellent. BMT Tax Depreciation has provided us with an estimate of \$3,700 – \$4,900 for the first full year of ownership.

### Convenient opportunity

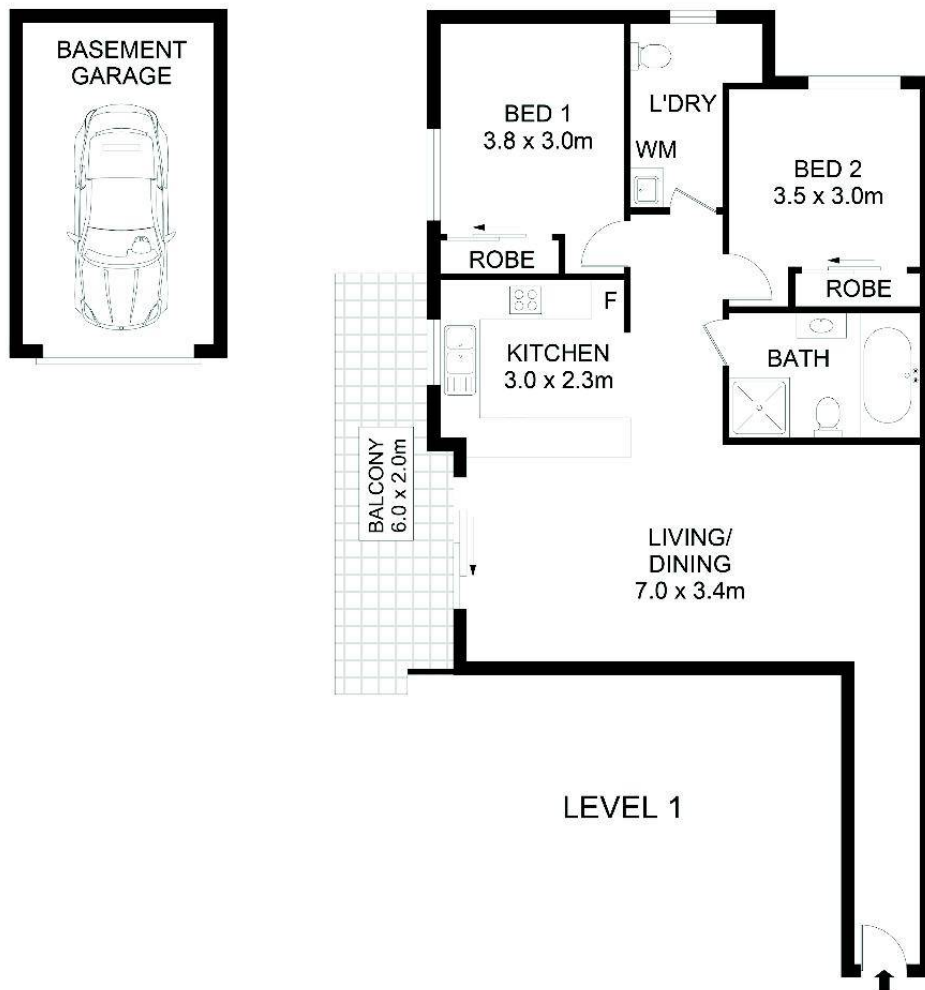
First home buyers rejoice. Lots of opportunity to purchase a fantastic first home, positioned only moments from amenities, the future ACU University Campus and with quality finishes it is unlikely to last long. Come and inspect today.

Disclaimer: We have been furnished with the above information, however, Laing + Simmons Blacktown gives no guarantees, undertakings or

## Amenities

- Garage

warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.



# 29/29-33 Kildare Road Blacktown



DISCLAIMER

DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE  
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED

