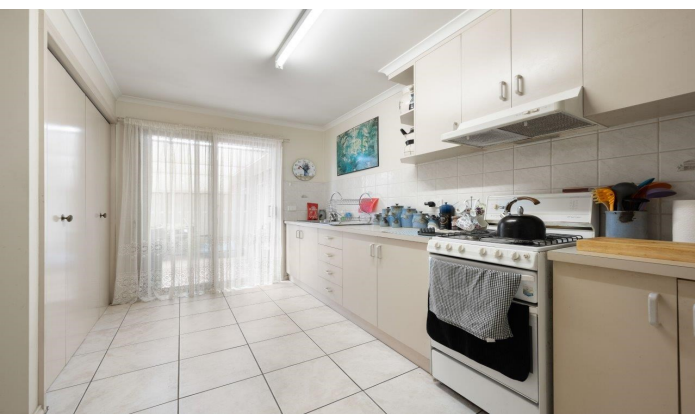


# For Sale



**\$327,500**

**9/478 Breen Street, Lavington**

**Nigel Horne**  
REAL ESTATE

Rentals & Sales since 1995



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## Location & Longevity

<b>POSSESSION:</b>	Vacant or Tenanted	<b>TENANCY:</b>	Since 18 Jan 2008
<b>BLOCK:</b> 12 lots	<b>AGE:</b> 1994	<b>ZONING:</b> R1	General Residential
<b>TOTAL:</b> 118 m2	<b>UNIT:</b> 70 m2	<b>GARAGE:</b> 19 m2	<b>COURTYARD:</b> 29 m2
<b>CONSTRUCTION:</b> Brick Veneer	<b>FLOOR:</b> Concrete	<b>ROOF:</b> Tile	<b>FENCES:</b> Metal
<b>BR1:</b>	BIR & 2-way access to bathroom	<b>BR2:</b>	Built - In - Robe
<b>HEATING:</b>	Gas furnace	<b>COOLING:</b>	Reverse Cycle
<b>LOUNGE:</b>	Carpeted	<b>KITCHEN:</b>	Gas oven
<b>BATHROOM:</b>	Shower & bath	<b>TOILET:</b>	Separate
<b>LAUNDRY:</b>	European style	<b>HOT WATER:</b>	Gas
<b>CITY RATES:</b>	\$903.55 yr	<b>STRATA FEES:</b>	\$1,952 yr
<b>WATER RATES:</b>	\$883 yr + usage	<b>STRATA PLAN:</b>	SP50639
<b>RENT 27.02.25:</b>	\$300 pw	<b>LEASE EXPIRED:</b>	Yes
<b>PROPOSED RENT FOR FEB 2026 WITH CURRENT TENANCY: \$360 pw</b>			

This 2BR unit could be a fantastic addition to your investment portfolio with a great tenant in place since January 2008.

Alternatively, it could be occupied by an owner who wants the convenience of being across the road from Lavington Square Shopping Centre. Also nearby are banks, medical facilities, bus stops, post office, childcare, parks, and other shops.

The unit is very liveable and in a well-maintained block. The front bedroom includes ensuite-style access to the bathroom. Gas heating and a reverse-cycle air-conditioner provide year-round comfort. The galley-style kitchen and garage include access to the private courtyard.

Reap the benefits of having a stable tenant or enjoy the location yourself.

For more visit [www.nhre.com.au](http://www.nhre.com.au)

Whilst every care is taken to supply accurate information, we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries.