



31/17-25 Rudd Road Leumeah, NSW

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### First Investment or first home

Set in a secure complex and positioned on the Ground floor, this apartment promises lifestyle excellence and ultra convenience in a prized locale. Unit bathed in light and within proximity to Campbelltown mall, schools and Leumeah train station.

#### Features Include:

- > Two well proportioned bedrooms with oversized windows to allow natural light
- > Open plan living and dining area
- > Carpeted Flooring in main living and bedrooms
- > Well maintained kitchen and bathroom
- > Internal laundry and private undercover parking
- > Ground floor setting in secure complex
- > Outstanding investment or first home
- > Strata - \$763.00 per quarter
- > Council - \$321.00 per quarter
- > Currently in lease until November

Price:

\$350,000 - \$380,000



**Tim Hills**

0401 815 295



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Leumeah



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.





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