

Unit 12, 4 Beale St, Liverpool







Highly motivated seller ready to sell...& now sold prior to auction.

The instructions were clear!

You've missed out as the property has now been sold prior to auction!

This delightfully & recently renovated unit is being sold due to a change in circumstances.

Ignore previous price guides as it must be sold!

Anticipated rental return $370 per week. Low strata & outgoings.

(Apologies for the amatuer photographs; professional photos to follow soon).

I doubt you will find a better opportunity in South Western Sydney with all of the hard work already been carried out!

Two bedrooms, top floor unit with a north facing balcony with lock up garage & an internal laundry in a quiet & secure complex. Easy walking distance to Liverpool Train Station, Westfield Shopping Centre, Liverpool Hospital, schools, Whitlam Leisure Centre (literally across the road) and plenty of parks.

The property will be sold at auction on Saturday 26th February, 2022 @ 1pm (if not sold before hand).

Contact agent for further information.

Mark Sawyer 0408 656 126 or email mark@aliverealty.com.au

The seller reserves the right to bring forward the auction or sell prior to auction. Please be aware that webpage enquiries require a contact number and email address. Enquiries that do not have this information may not receive a response. Disclaimer:"We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations..."

Note: In lieu of the current COVID-19 (CoronaVirus) crisis; rest assured that we will be working in accordance with the advice and guidance of the Government. We are committed to

2 1 1

Price	SOLD for $365,000
Property Type	Residential
Property ID	114
Floor Area	85 m2

Agent Details

Michelle Murray
michelle@aliverealty.com.au
0403 195 465

Office Details

Alive Realty
0403 195 465

ALIVE REALTY
Connecting people, homes and possibilities

operating within these new restrictions. We remain focused on the health and safety of the public, staff and local communities and responding to the situation as it evolves daily. Social distancing will be required to be maintained at all inspections with no physical contact. Hand sanitiser will be available on site. Note well:

1. Those who are feeling unwell may not enter the home.
2. Those who have been overseas or in close contact with a confirmed case of COVID-19 in the last 14 days may not attend the home.
3. If an attendee has been diagnosed with COVID-19 within 14 days of attending the home they must contact the Sales Agent immediately.
4. We are discouraging physical contact, so please refrain from doing so.
5. You will need to provide your details at the inspection & for our register so that you may be contacted if needed.
6. Documents pertaining to this property, such as contracts and brochures may not be on display but provided by email.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.