







SOLD by Mark Sawyer @ Auction.

Be at the auction in the morning @ 10.30am if you are looking for a good return!

This 3 bedroom unit is currently returning $425 per week

Quitting after almost ten years...this 3 bedroom property must be sold!

$355,000 Auction price guide.

This **three** bedroom apartment has tiled flooring throughout, spacious open plan lounge dining area, internal laundry, balcony and car space. The total floor area size is 84 m2 (excluding car space & storage) and is extremely well presented throughout.

This location is a Walker's Paradise so daily errands do not require a car. It is less than 1klm to Liverpool Train Station.

This location enjoys the nearby parks of Collimore Park, Alex Park, Bigge Park & Hillier Oval with the Whitlam Leisure Centre virtually across the road:
https://www.whitlamleisurecentre.com.au/

N.B There is currently a privacy fence being erected at the property.

Auction on site Saturday 6th March, 2021 @ 10.30am.

Inspect Saturday 10am to 10.30am

Details: Mark Sawyer 0408 656 126

The seller reserves the right to bring forward the auction/sale and any interested parties would be advised accordingly . 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 (Corona Virus) crisis; rest assured that we will be working in accordance with the advice and guidance of the Government. We are committed to operating within these new restrictions. We remain focused on the health and safety of the

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Price	SOLD for $364,000
Property Type	Residential
Property ID	78
Floor Area	84 m2

Agent Details

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

Office Details

Alive Realty
0403 195 465

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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.