

**Entry Level Buyers, Investors, Downsizers:
Take Action!**



2



1



1

20/60 Harris Street, Fairfield

Sold for \$390,000 (Jun 26, 2024)

Location-driven buyers seeking value and convenience, should take a serious look at this two-bedroom apartment, just a short walk to Fairfield CBD and public transport, in a well-established, low maintenance, secure building with gated entry – it is the perfect size for a single or couple.

Boasting a prized northerly aspect, and on the second level at the rear of the building – natural light, gentle breezes, and privacy are maximised; and you are tucked away from road noise. It's one of the best located in the building.

Summary of features:

- 2 bedrooms both carpeted, 1 bathroom, light-filled kitchen
- Open plan living/dining – easy-care tiled flooring & split system A/C
- Covered north facing patio – elevated to capture breezes
- Separate laundry and secure car space for one-vehicle
- Good condition – could be modernised/updated cost effectively

Property ID: L27940394

Property Type: Unit

Building / Floor Area: 79

Garages: 1

Sam Ruisi

0423 220 725

sam.ruisi@wetherillpark.rh.com.au

- Could suit first home buyers – great start to property journey
- Investors will immediately recognise value & location benefits
- Opportunity for downsizers to simplify life & unlock equity
- 600m to CBD shopping & dining + train station & bus interchange
- Also walking distance to schools, parks, RSL & Fairfield Leisure Centre

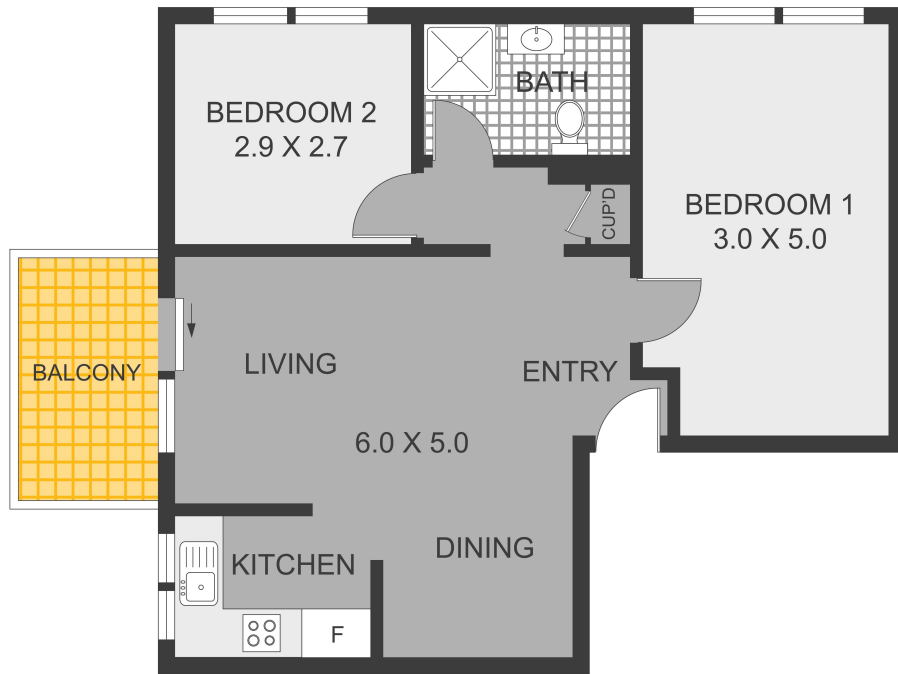
Council Rates: \$268 per quarter (approx)

Water Rates: \$158.45 per quarter (approx)

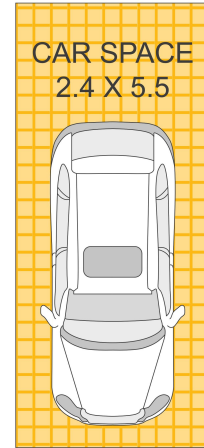
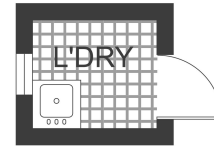
Strata Levies: \$536.53 per quarter (approx)

Currently rented at \$350 per week. Tenant on a periodic lease agreement

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.



LEVEL ONE



GROUND LEVEL



FAIRFIELD
20/60 HARRIS STREET

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

Raine & Horne
Wetherill Park