

**Balgowran, NSW**  
4/2 Pitt Street2  
BED1  
BATH1  
CAR**RE/MAX****Leap Into The Market**

Once in a while a golden opportunity presents itself to the market and "Here it is"!!!

Well presented 2 bedroom ground floor unit that offers a great floorplan that is complimented by a brand new kitchen and stylish modern bathroom.

The unit has been freshly painted throughout with new vinyl timber flooring.

It is located in a small block with private leafy surrounds, whilst enjoying a lovely sunny northerly aspect.

Close proximity to public transport and all amenities including Stocklands.

A great opportunity for the first home buyer or investor alike.

**Details**

Council Rates: \$1,615.91 pa

Water Rates: \$685.64 pa

Strata Levies: \$988.10 pq

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**Price Guide \$849,000**

**Council Rates:** \$1,616/year (approx)

**Water Rates:** \$988/qtr (approx)

**Contact:** Jason Martin  
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**Type:** Unit

<https://www.propertyspecialists.com.au>