



Location Shot

21/275-283 Lyons Road Russell Lea, NSW



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## SOLD - The Perfect Investment!

Perfectly positioned on the top floor of a small well maintained boutique block with low levies. This studio apartment offers a kitchenette, sizeable bathroom, built in wardrobe and has both water glimpses and district views from the balcony. The property is further complimented by your own car space. Offering exceptional convenience with local shops, cafes, transport, parks and Bay only moments away, making this apartment just perfect for the first home buyer or investor. Currently leased this property will allow you to receive a solid return from day one. Inspect today!

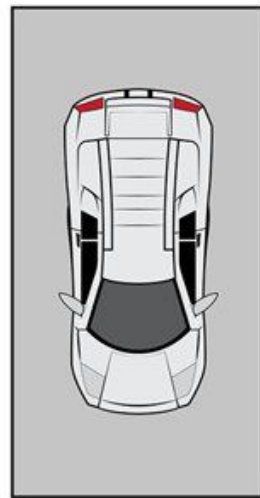
**Price:** SOLD  
**Council Rates:** \$259.00 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$459.22 p/q

- Sun-filled studio apartment located on the top floor
- Sunny balcony with water glimpses and district views
- Small well maintained block with low strata levies
- Built in robe, modern bathroom, currently leased
- Moments from transport, shops, cafes & all amenities

**Adam Scappatura** **Frank Settineri**

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CAR SPACE  
2.5 X 5.5m

