



## Immaculate unit & enclosed private courtyard - Perfect for an Investor, First Ho

Welcome to 4/1 Wickham Street Ayr!

This charming 2-bedroom, 1-bathroom unit is the perfect opportunity for first-time buyers or those looking to downsize. With a price guide of \$270,000, this property offers incredible value for money. Possible rental return of \$280 - \$310 per week with LOW body corp fees!

As you step inside, you'll be greeted by a spacious and inviting living area, perfect for relaxing or entertaining guests. The well-appointed kitchen boasts ample storage space and modern appliances, making meal preparation a breeze.

Both bedrooms are generously sized and feature built-in wardrobes, providing plenty of storage options. The bathroom is conveniently located and features a shower, bathtub, and vanity. Additionally, there is a separate toilet for added convenience.

 Price:
 \$255,000

 Type:
 Unit

 Sold Date:
 2023-09-27

 Land:
 109

 Building Size:
 104



**Jaymie Sutton** 

0417474687

Bree Ryan

0401903088





Unit 4/1 Wickham Street, Ayr 4807
TOTAL APPROX. FLOOR AREA 104 SQ.M.
Whist every othersor has been made to ensure the accuracy of the floor plan contained have, measurements of doors, sendons, rooms and any other items are appreciated and no espansibility is taken for any enrol, onksision, or misstances. This plan is for illustrative purposes only and should be used as such by any prospective purchased.

