

40/120-124 Cabramatta Road East East, Cabramatta, NSW
2166

CONTACT AGENT

Unit 2 | 1 | 1



LOW STRATA - \$470 APPROX PER QUARTER

Century 21 Vasco Group is proud to present this excellent opportunity to secure your next investment or first home. Perfectly positioned on the second floor, this well-maintained 2-bedroom unit offers a convenient lifestyle just a short walk from Cabramatta CBD, schools, parks, and public transport.

Open for Inspection

Sat, 07 Feb 2026 - 1:30 PM to 2:00 PM

Features:

- 2 generous bedrooms, master with built-in wardrobe
- Spacious kitchen with ample cupboard and bench space
- Open-plan living and dining area leading to a private balcony
- Internal laundry for added convenience
- Secure lock-up garage

Apartment size: 79.3m² approx. total, 65.2m² approx. internal

Council rates \$274 approx. per quarter

Water rates: \$170 approx. per quarter

Strata rates: \$470 approx. per quarter

Whether you're a savvy investor or a first-home buyer, this property delivers on both location and lifestyle. Don't miss your chance to secure a great property in one of Cabramatta's most sought-after pockets.

DISCLAIMER

We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate however, accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers should make their own enquiries to verify the information contained herein

Listed By

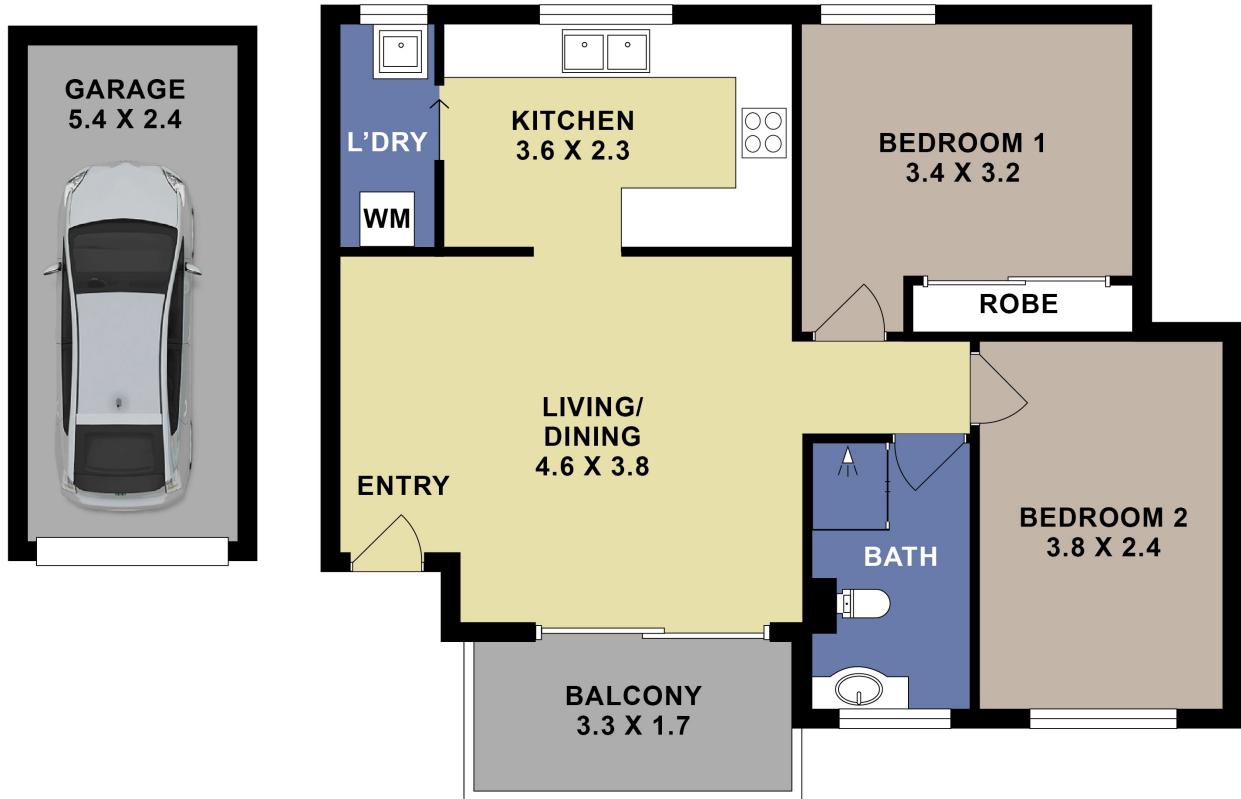
Binh Huynh

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Listing Number: 3506576

Floorplan



40/120 Cabramatta Rd, East Cabramatta

Floor plan produced by ENFORCEFX.COM - All measurements are approximate. Floor plan is not to scale. All information contained here is believed to be reliable, however we cannot guarantee the accuracy and interested persons should rely on their own enquiries.



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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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