



6/22 Mcburney Rd, Cabramatta, NSW 2166

Sold - 28/04/2025

Unit 2  1 

LOCATION! LOCATION! SUPERB FIRST FLOOR OPPORTUNITY!!!

Presenting a superb opportunity to secure this fully tiled first floor 2-bedroom unit, perfect for the first home buyer, downsizer, or savvy investor. Just a 5-minute stroll to Cabramatta's bustling shops and restaurants, this rare gem offers convenience and comfort with key features including:

- Huge formal lounge
- Updated kitchen and bathroom
- Two spacious bedrooms, both with built-in wardrobes
- Reverse cycle inverter in main bedroom
- Effortless maintenance with quality tiled floors throughout
- Newly installed vertical blinds throughout
- Large internal laundry
- Two balconies
- Covered car space
- Close to Woolworths and Cabramatta train station
- Total area 100 sqm approx.
- Currently rented at \$400/wk to a long-term tenant

Outgoings per quarter (approx.):

- Council rates: \$280
- Water rates: \$170
- Strata levies: \$505

Act now and don't miss out on making this beautiful unit yours!

Open for Inspection

By Appointment.

Listed By

Eric Lu

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