CENTURY 21 GALA REAL ESTATE
Shop 28/47 Park Road,
Cabramatta NSW 2166

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
Phone: (02) 9727 6222

Listing Number: 3472294

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.