


Cabramatta, NSW 2166, address available on request

\$415,000

Unit 1  1  1 



## The First Floor 1 Bedroom Apartment!!!

This is a fantastic opportunity for first-home buyers or savvy investors to secure this handy, centrally located apartment.

Situated on the 1st floor, well-maintained, and comfortable.

Located just minutes away from Cabramatta CBD and Restaurants, coffee shops, schools, and a train station.

Property Features:

- One Good-Sized Bedroom.
- Spacious Lounge with Balcony.
- Large Kitchen & Dining Area.
- Bathroom with a separate toilet.
- Internal Laundry.
- Tiled Floor Throughout / Intercom.
- Internal access to Lock Up Garage convenience.
- Security Gates for peace of mind.

This is a handy location property that is not to be missed. Please call Jimmy on 0412433590 for Inspection.

Area

- Internal area: 69sqm

-Lock Up Garage: 17sqm

-Total: 86sqm

Rates quarterly

-Council: \$606.

-Water: \$202.

-Strata: \$606.

**Open for Inspection**

By Appointment.

Disclaimer: The above-mentioned information has been furnished to us by the vendor and/or third parties. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on.

### Listed By

Sam McLean

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