

**109/45-47 Peel Street, Canley Heights, NSW 2166**

Laing+Simmons

**Sold Apartment**

Wednesday, 3 April 2024

109/45-47 Peel Street, Canley Heights, NSW 2166

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 166 m2**

**Type: Apartment**



Tri Liu

0410476899



Sonny Tran

0297541100

## Contact agent

Laing & Simmons Cabramatta is delighted to present this expansive two-level apartment situated in the heart of Canley Heights. Nestled amidst a vibrant community of local shops, cafes, restaurants, medical centers, and schools, this property offers the convenience of having everything you love right at your doorstep. Perfect for large families, first-time homebuyers, or savvy investors seeking entry into the market, this beautiful apartment boasts a range of appealing features. Key Features: + Four (4) generously sized bedrooms spread across two levels + Master bedroom with an en-suite and a private balcony + Spacious and light-filled living area seamlessly combined with the kitchen and dining space + Kitchen features a stone-finished island, stainless steel natural gas cooktop + Communal rooftop terrace providing panoramic city views + Lift access to secured basement car parking with a double car space + Intercom system, 5 air conditioning units, and 4 balconies + Convenient access to local shops, cafes, and renowned restaurants + With additional study + Potential rental income of \$750.00 per week + Total apartment size of 181sqm + Adjacent to a free council car park and parks + Strata Levy: \$1134.15 quarterly + Council Rate: \$263.00 quarterly + Secure basement parking for 2 cars