

**2/22-26 Ann Street, Lidcombe, NSW 2141**



**Apartment For Sale**

Thursday, 4 April 2024

2/22-26 Ann Street, Lidcombe, NSW 2141

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bart BARCA  
0488987789

**\$545k - \$585k**

Welcome to your new home at Lidcombe! Nestled in the heart of convenience, this ground-floor unit offers the perfect blend of modern living and accessibility. With a host of amenities just a stone's throw away, you'll love calling this place home.

**Key Features:**

- Prime Location:** Only a 5-minute walk to Lidcombe train station, local shops, and park, making commuting a breeze.
- Educational Hub:** Situated within walking distance to renowned schools such as Lidcombe Public School, St Joachim's Primary School. University of Sydney's Cumberland Campus and TAFE NSW are also easily accessible.
- Quiet and Secure:** Enjoy peace of mind in this small block of 29 units, offering a serene and secure environment.
- Home business opportunity:** Maximise your property's potential with the option of home office or business with the dual access from street & common entrance.
- Spacious Bedroom:** Retreat to your large, sun-drenched bedroom with access to a light-filled balcony, perfect for relaxation and unwinding.
- Private Outdoor Space:** Embrace the outdoors with your own private balcony and courtyard, ideal for entertaining guests or enjoying a morning coffee.
- Modern Interior:** Revel in the contemporary charm of floorboards throughout the unit, complemented by ducted air conditioning for year-round comfort.
- Sleek Kitchen:** Whip up culinary delights in the modern kitchen equipped with European appliances, making meal prep a breeze.
- Stylish Bathroom:** Indulge in luxury with a spacious and stylish modern bathroom, offering a serene sanctuary after a long day.

**Approx Outgoings:** Strata \$607pq | Council \$346 | Water \$178pq

Don't miss out on this incredible opportunity to secure a lifestyle of convenience and comfort. Enquire now to book your inspection and make this unit yours today!

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