

**2/80 Canberra Street, Oxley Park, NSW 2760**

**Unit For Sale**

Tuesday, 28 May 2024

2/80 Canberra Street, Oxley Park, NSW 2760

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 113 m2**

**Type: Unit**



Paul Abassi  
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## **Auction 15th of June at 12:30pm**

OPEN HOME - SATURDAY 1ST OF JUNE AT 12PM - 12:30PM  
OPEN HOME - WEDNESDAY 5TH OF JUNE AT 6PM - 6:30PM  
OPEN HOME - SATURDAY 8TH OF JUNE AT 12PM - 12:30PM  
OPEN HOME - SATURDAY 15TH OF JUNE AT 12PM - 12:30PM  
AUCTION - SATURDAY 15TH OF JUNE AT 12:30PM

Impeccably crafted to seize every opportunity, this stunning townhouse in Oxley Park embodies meticulous design and functionality. Boasting four luminous bedrooms, a low-maintenance yard, and a single drive-through garage, this residence offers both convenience and comfort. Situated in close proximity to local shops, the M4 motorway entry, and scenic parks, it ensures effortless living. Exuding charm and sophistication, the thoughtfully designed floor plan of this home effortlessly harmonizes stylish interiors with abundant natural light. Step into a welcoming living space that flows seamlessly, complemented by a sprawling, well-kept backyard. Radiating warmth and elegance, this family haven is impeccably maintained, promising a lifestyle of comfort and refinement. Features include:

- + Four generous sized bedrooms all with built-in wardrobes
- + Master bedroom featuring a deluxe ensuite and walk-in wardrobe
- + Ultra-modern kitchen with a 4 burner gas cook top, Caesarstone benchtop, dishwasher and stainless steel appliances
- + Light filled family living/dining room upon entry
- + Main bathroom featuring a shower, freestanding bathtub, toilet and vanity
- + Internal laundry with additional toilet and access to garage
- + Ducted air conditioning throughout
- + Modern fixtures and fittings throughout
- + All-weather alfresco overlooking the low maintenance backyard
- + Single remote-controlled garage with internal access and drive thru to second car space
- + Security intercom with video
- + Strata rates: \$595 per quarter approx
- + Water rates: \$173 per quarter approx
- + Currently tenanted at \$570 per week

For further information please contact our friendly staff on 9673 2200. Disclaimer: We have been furnished with above information, however, Laing + Simmons The Abassi Group gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.