

**2/88 Eldridge Road, Condell Park, NSW 2200**



**Villa For Sale**

Monday, 10 June 2024

2/88 Eldridge Road, Condell Park, NSW 2200

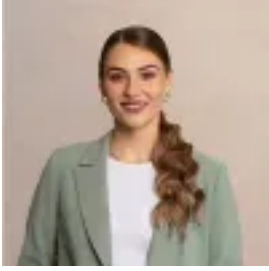
**Bedrooms: 3**

**Bathrooms: 1**

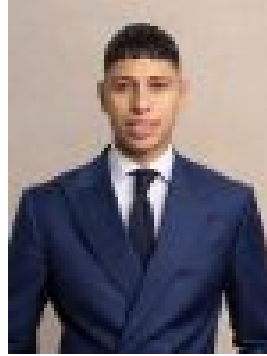
**Parkings: 2**

**Area: 313 m2**

**Type: Villa**



Laura Raneri  
0290259948



Kirollos Mina  
0421279980

## **AUCTION GUIDE \$750,000-800,000**

WELCOME TO YOUR NEW PROPERTY...Immaculately presented and updated throughout, this 3 bedroom single level villa home is perfect for young families, downsizers and investors alike! Ideally positioned in a boutique complex of only 5 Villas, and conveniently located right in the heart of Condell Park with easy access to major attractions such as Bankstown Hospital, Bankstown Centro, M5 Motorway and Condell Park Shopping Village! FEATURES OF THE PROPERTY:- Boutique complex of only 5 villa homes- Single level living with a strong brick veneer construction- Three spacious and sunlit bedrooms, two equipped with built-in-wardrobes- Generous open plan living and dining featuring beautiful timber-look tiled flooring, flows seamlessly to covered entertaining deck- Well-appointed family style kitchen with electric cook-top, breakfast bar and feature pendant lighting- Immaculately maintained bathroom complete with bath tub - Internal laundry facilities with direct access to outdoors bonus or extra W/C- Incredible house-like private yard perfect for hosting and children to play- Established and low maintenance gardens boasting multiple abundant fruit trees- Secure double lock up garage with internal access and plenty of storage space- LOW STRATA RATES only \$410 per quarter- QUALITY INCLUSIONS: Downlighting, internal laundry, split system air conditioning and polished timber floorboards.WHY CONDELL PARK?- Offering access to a range of quality educational institutions such as Condell Park Public School, Yagoona Public School, and Bankstown Senior College.- Well connected with easy access to major roads such as the Hume Highway, Canterbury Road, and the M5 Motorway, as well as a range of local bus services.- Centrally located within a short distance to Bankstown CBD, Bankstown Central Shopping Centre, and the vibrant culinary hub of Greenacre.- Home to local favourites such as the Condell Park Shopping Centre, the Bankstown Arts Centre, and the picturesque Ruse Park.**BOOK YOUR INSPECTION NOW!**DISCLAIMER: While Aria Realty Co. have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Aria Realty Co. urge prospective purchasers to make their own inquiries to verify the information contained herein.