

**22/8-12 Kerrs Road, Lidcombe, NSW 2141**



**Apartment For Sale**

Thursday, 13 June 2024

22/8-12 Kerrs Road, Lidcombe, NSW 2141

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Victor LY Cong Thang LY  
0287606609



Hai Van Nguyen  
0287606609

## NEW TO MARKET | JUST LISTED

Professionals Cabramatta introduces this impeccably maintained 2-bedroom residence, nestled in the coveted streets of Lidcombe. Boasting a blend of stylish design, convenience, and functionality, this property, in near-new condition, offers ample space, making it perfect for a burgeoning family or astute investor. Featuring:- Sunny North-East aspect (corner position) providing abundant natural light and ventilation.- 2 generously-sized bedrooms featuring built-in robes for ample storage.- Expansive modern kitchen equipped with stainless steel appliances, gas cooktop, stone benchtops, and plenty of storage space.- Sunlit North-facing balcony, perfect for enjoying outdoor relaxation.- Air-conditioning in the living room for year-round comfort.- Conveniently located just 350m from Lidcombe station, local health club, restaurants, and shops.- Ready for immediate occupancy by owner-occupiers or offering high potential rental returns for savvy investors. Outgoing per quarterly (approximately)+ Water Rates: \$163/quarter.+ Council rate: \$ 315/quarter.+ Strata Levies: \$803/quarter. Don't miss out on the opportunity to make this house your home. Contact Victor at 0452 386 789 or Van Nguyen 0414 005 789 today to register for an inspection! Disclaimer: Please be aware that all enquiries require a contact number and email address. Enquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third-party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries. Virtual furniture may have been used.