

**3/9 Olive Street, Kingsgrove, NSW 2208**

**Raine&Horne.**

**Unit For Sale**

Monday, 26 February 2024

3/9 Olive Street, Kingsgrove, NSW 2208

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Unit**



Anthony Klironomos  
0295562071



Con Klironomos  
0417213296

## **For Sale - \$569,000**

Situated on the ground level within a charming boutique complex of six units, this expansive two-bedroom residence presents an exceptional opportunity for both first-time homebuyers and investors alike. Conveniently positioned just 170 meters from Clemton Park Public School and 1km from Clemton Park Shopping Village, with effortless access to the M5 in both East and West directions. Key Features:- Two bedrooms, featuring built-in wardrobes.- Open-plan living and dining area, bathed in natural light and extending to a balcony.- Well-appointed bathroom.- Spacious eat-in kitchen with ample cupboard and bench space.- Convenient driveway access to an undercover car space.- Additional features include air conditioning, intercom system, and timber flooring.- Close Proximity to Clemton Park Public School and Clemton Park Shopping Village.- Convenient bus routes to the CBD via William Street.