

6/136 Lansdowne Road, Canley Vale, NSW 2166

Raine&Horne.

Unit For Sale

Saturday, 4 May 2024

6/136 Lansdowne Road, Canley Vale, NSW 2166

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Peter Ly

0414982978

Expressions of Interest

A fantastic opportunity with original features appealing to first home buyers, astute investors or renovators seeking a property project! Boasting bright and spacious interiors with an expansive floor plan this well positioned first floor unit provides a low maintenance and ultra convenient lifestyle within walking distance to Canley Vale Train Station and Canley Vale High School. Peacefully positioned and embracing a northerly aspect it provides an abundance of natural light throughout suitable for those planning to downsize or a potential retirement plan. Ready to renovate this well-designed unit provides immense value adding potential that would definitely appeal to first home buyers and investors looking to enter the market with a budget! An impressive location with a desirable first floor position, this exceptional property will be sold!-☐Peaceful full brick unit in boutique complex of 16 residences. -☐Ideal first floor north facing position.-☐Two (2) well-proportioned bedrooms.-☐Light filled and freshly painted interiors offering open plan living areas.-☐Private street facing balcony.-☐Spacious kitchen with dining space.-☐Well maintained bathroom and internal laundry.-☐Single designated car space on title-☐Large and spacious rear common area providing family friendly setting.-☐Potential rental return of \$350.00 per week.

Property Size	Internal Area:	76.9sqm	Car space:	13.1sqm	Total:	90sqm	Quarterly
Outgoings (Approximate)	Council Rates:	\$278.00	Water Rates:	\$171.41	Strata Levies:	\$764.00	