

**9/144-150 John Street, Cabramatta, NSW 2166**

**Raine&Horne.**

**Sold House**

Sunday, 10 March 2024

9/144-150 John Street, Cabramatta, NSW 2166

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$360,000**

An exceptional opportunity with original features ideal for first home buyers, savvy investors or renovators in search for their next property project! Boasting bright interiors with an oversized and expansive layout this fantastic top floor residence provides a low maintenance and convenient lifestyle being only a short stroll to the popular and vibrant Cabramatta CBD, Cabramatta Station and only moments away from Cabramatta West Public School as well as Cabramatta High School. Featuring original fixtures and finishes, it provides immense value adding potential that would appeal to first home buyers seeking room for improvement within a budget. Well positioned with an ideal east facing setting it provides privacy and peacefulness that will surely impress all year round. Renovate or redesign with flexibility - motivated vendors have clear instructions to sell!

- Peaceful and private full brick unit on the third level.
- Two (2) bedroom configuration on an expansive floorplan.
- Light filled interiors with well-proportioned living areas.
- Original kitchen and bathroom with internal laundry.
- Private east facing balcony with leafy outlook and views.
- Single lock up garage in secure complex.
- Large and spacious common area providing family friendly setting.

Property Size Internal Area: 65sqm Car space: 17sqm Total: 82sqm Quarterly Outgoings ( Approximate ) Council Rates: \$202.00 Water Rates: \$175.00 Strata Levies: \$365.00