

# Address available on request, Canley Heights, NSW 2166

Laing+Simmons

## Apartment For Sale

Monday, 22 January 2024

Address available on request, Canley Heights, NSW 2166

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 166 m<sup>2</sup>

Type: Apartment



Sonny Tran  
0297541100



Tuan Tran  
0297541100

**\$799,000**

Laing & Simmons Cabramatta is delighted to present this expansive two-level apartment situated in the heart of Canley Heights. Nestled amidst a vibrant community of local shops, cafes, restaurants, medical centers, and schools, this property offers the convenience of having everything you love right at your doorstep. Perfect for large families, first-time homebuyers, or savvy investors seeking entry into the market, this beautiful apartment boasts a range of appealing features. Key Features: + Four (4) generously sized bedrooms spread across two levels + Master bedroom with an en-suite and a private balcony + Spacious and light-filled living area seamlessly combined with the kitchen and dining space + Kitchen features a stone-finished island, stainless steel natural gas cooktop + Communal rooftop terrace providing panoramic city views + Lift access to secured basement car parking with a double car space + Intercom system, 5 air conditioning units, and 3 balconies + Convenient access to local shops, cafes, and renowned restaurants + Currently leased at \$700.00 per week + Total apartment size of 166sqm + Adjacent to a free council car park and parks + Strata Levy: \$1134.15 quarterly + Council Rate: \$263.00 quarterly