

75/4 Equity Place, Canley Vale, NSW, 2166



Apartment For Sale

Thursday, 29 August 2024

75/4 Equity Place, Canley Vale, NSW, 2166

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment

Spacious Full Brick Apartment

OPEN HOUSE: Saturday 31st August from 12:15pm until 12:45pm

Discover the perfect blend of quality, convenience, and comfort in this beautifully updated 2-bedroom apartment, built by the renowned Meriton and offering full brick construction for lasting durability. Situated within walking distance to both Canley Vale and Cabramatta CBD's and train stations, convenience is in all directions. Enjoying enormous rental demand and being in such immaculate condition it is a smart buy for any astute investor. Some of its key features include:

- 🔍Nothing to spend: Freshly painted throughout with new hybrid timber flooring and blinds, creating a modern and inviting atmosphere.
- 🔍Comfortable Bedrooms: Both bedrooms are east facing, extra-large and feature built-in wardrobes, offering ample storage space.
- 🔍Full Bathroom: Sparkling full bathroom, perfect for a refreshing start to your day.
- 🔍Functional Kitchen: Original kitchen with electric cooking and plenty of cupboard space
- 🔍Affordable Living: Low strata fees, making this an affordable investment.
- 🔍Secure Parking: Large tandem lock-up garage provides secure parking for two vehicles or additional storage.
- 🔍Ideal Location: Walking distance to both Canley Vale and Cabramatta CBDs, as well as the Canley Vale and Cabramatta train stations, ensuring easy access to shopping, dining, and public transport.

This property offers a rare opportunity to secure a well-maintained and conveniently located apartment. Whether you're a first-home buyer, downsizer, or investor, this is a must-see!

OUTGOINGS:

Strata: Approx \$580 per quarter

Council: Approx \$260 per quarter

Water: Approx \$170 per quarter

SIZE:

Unit: 85m²

Garage: 31m²

Total: 116m²

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