

**8/31 Calabro Avenue, Lurnea, NSW 2170**



**Apartment For Sale**

Friday, 2 February 2024

8/31 Calabro Avenue, Lurnea, NSW 2170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



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## Contact Agent

Revealing a versatile dual-level layout, this sun-washed townhouse welcomes a north-to-rear aspect and offers three bedrooms, a study and wraparound entertainers' courtyard. Enhanced with timber accents, exposed brick detail and neutral tones, the property ensures a readymade first home or investment within a high-growth location. The complex is nestled within a cul-de-sac and located within footsteps of Paciullo Park.- Free-flowing interiors offer an open lounge/dining space with timber flooring - Wraparound courtyard is ultimately private and perfect for open-air entertaining- Courtyard basks in day-round natural sunlight from a bright north-to-rear aspect- Well-maintained kitchen timber features quality appliances and a breakfast bar- Three double bedrooms each with built-ins, timber floors and highlight windows- Study room with a window, full main bathroom offers a separate bath and shower- Internal laundry with a second w/c and backyard access, readymade prospect- Prized investment with scope to enhance, renovate or add personal touches- Single lock-up garage in addition to a carport, close to local schools and buses- Located within a short drive of daily amenities, 3.2km from Liverpool WestfieldStrata Rate: \$ 508.50 pq approx.Council Rate: \$ 353.00 pq approx.Water Rate: \$ 173.29 pq approx.