

# 3/9-11 Cairds Avenue, Bankstown, NSW 2200

 buymyplace

## Unit For Sale

Sunday, 30 June 2024

3/9-11 Cairds Avenue, Bankstown, NSW 2200

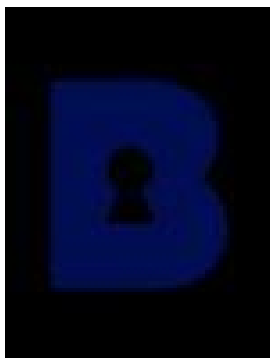
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 119 m2

Type: Unit



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1300289697

**\$580,000**

Phone Enquiry ID: 228324 Conveniently located 2-bed unit plus study room is perfect for first home buyer, young families and downsizers who love natural light, large space and tranquillity! Low strata maintenance costs and high rental return will suite any astute investors. This spacious solid home is close to all, Bankstown Train Station (Metro in 2025), Bus Terminal, Public and Catholic Schools, Shopping Centres, State of Art Library, Western Sydney University's newest vertical Bankstown CBD campus, various dining precincts and parks. Key features: 1. Two large bedrooms with built in wardrobes 2. Brand new carpets and vertical blinds in two bedrooms 3. Large study room with window and door 4. Open plan tiled living and dining area 5. Modern kitchen with gas cooktop, oven, range hood and ample cupboard space 6. Full bathroom with separate bathtub, shower and toilet 7. Separate internal laundry with extra toilet 8. Big Balcony plus Massive leafy entertaining courtyard for kids and flower plants 9. Newly painted throughout the unit 10. Brand new ceiling oyster lights in all rooms 11. A/V intercom access 12. Single lockup garage Bankstown Train Station (Metro in 2024 approximately): 700m Western Sydney University's newest vertical Bankstown CBD campus: 800m Bankstown TAFE: 650m LaSalle Catholic College Bankstown: 1.2km Bankstown Girls High: 1.0km St Felix Catholic Primary School Bankstown: 1.3km St Brendan's Catholic Primary School: 1.2km Yagoona Public School: 1.2km Bankstown Public School: 1.2km Bankstown Central Shopping Centre: 1.1km Little Saigon Plaza: 700m State of Art Library and Knowledge Centre: 700m Paul Keating Park: 900m Strata levy: Approximately \$658.71 quarterly Council rate: Approximately \$401.00 quarterly Water rate: Approximately \$178.42 quarterly Estimated rent: \$600-620 per week