

**4/69 Denman Avenue, Wiley Park, NSW 2195**

**Unit For Sale**

Tuesday, 25 June 2024

**mclaws**  
PROPERTY

4/69 Denman Avenue, Wiley Park, NSW 2195

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Theo (Ming Chau) Law  
0288808889



Tony (Shik) Tse  
0288808889

## Contact Agent

Tucked away in a tranquil pocket, this fabulous unit is a hidden gem just 700 meters from Wiley Park train station. Boasting two spacious bedrooms, a generous living area adorned with low-maintenance timber flooring, and a wealth of desirable features, this property presents an irresistible opportunity for both owner-occupiers and astute investors alike.

**Key Highlights:** \* Two generously sized bedrooms both with built-ins \* Separate kitchen with updated benchtop \* Fully tiled bathroom with a large shower \* Balcony filled with plenty of natural sunlight \* Exclusive car space and internal laundry

**Locations:** \* Wiley Park Public School - 700 m (10 mins) \* Wiley Park, Australia - 800 m (11 mins) \* Harvey Norman Wiley Park - 500 m (9 mins) \* Tran Mart Convenience Store - 260 m (4 mins) \* Wiley Park Train Station - 850 m (12 mins)

**Approx outgoings per quarter:** Strata \$833.65 | Council \$401 | Water \$178.42

Seize this golden opportunity to secure a property brimming with potential and exceptional value. Don't let this one slip away – arrange your inspection today!

**Disclaimer:** The information contained in this website has been prepared by Mclaws Property ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.