

**45/17 Warby Street, Campbelltown, NSW 2560**



**Unit For Sale**

Friday, 5 July 2024

45/17 Warby Street, Campbelltown, NSW 2560

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Derek Worthington  
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## Price Guide \$440,000 - \$480,000

Nestled in the vibrant heart of Campbelltown, this property is the epitome of convenience and modern living. It's the perfect blend of style, comfort, and practicality, making it an ideal first home or a savvy investment opportunity. As you step inside, you'll immediately notice the spaciousness and thoughtful design. The property boasts two generously sized bedrooms, each featuring built-in wardrobes that offer ample storage. The master bedroom comes complete with its own ensuite bathroom, providing a private sanctuary for relaxation. The combined living and dining area, a versatile space perfect for both entertaining guests and everyday family life. The room is bathed in natural light, thanks to large windows that create an inviting and warm atmosphere. The kitchen is a chef's dream, featuring plenty of cupboard and storage space, modern gas cooking facilities, and a dishwasher. Whether you're whipping up a quick breakfast or preparing a gourmet dinner, you'll find everything you need within easy reach. One of the standout features of this property is the balcony area. It's an ideal spot for enjoying your morning coffee, hosting a barbecue, or simply unwinding after a long day. The abundance of natural light flowing through the property enhances the sense of space and comfort. Practicality is further emphasized with the inclusion of a single car spot and a storage cage, ensuring that your vehicle and belongings are secure and easily accessible. In summary, this property offers a harmonious blend of modern conveniences and strategic location, making it a highly desirable option in the Campbelltown area. With its well-appointed features and unbeatable accessibility, it's sure to capture the interest of first-time buyers and investors alike. Don't miss the chance to make this charming property your new home or a valuable addition to your investment portfolio. Act quickly, as opportunities like this are rare and sure to be in high demand. Yes: First floor apartment at rear of complex. Yes: Two bedrooms with mirrored built in wardrobes. Yes: Two bathrooms and internal laundry. Yes: Two reverse cycle air conditioners. Yes: Basement parking spot and storage cage. \* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.