

# 197D Newbridge Rd, Chipping Norton, NSW, 2170

## Villa For Sale

Saturday, 24 August 2024

197D Newbridge Rd, Chipping Norton, NSW, 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Sam Nader  
0450400001



Chedi Chidiac  
0431154586

## Cosy Two-bedroom Townhouse

Are you a first home buyer looking to start your homeownership journey in a cozy, manageable, and affordable space? We have the perfect property for you in the serene suburb of Chipping Norton. This property is ideal for those looking to downsize or those who appreciate the simplicity and convenience of compact living.

This charming two-bedroom, one bathroom home is a gem in the heart of Chipping Norton. It features a modern split system air conditioning, ensuring you stay comfortable all year round. This is a great opportunity for those looking to downsize. With less space to maintain, you can spend more time enjoying your home and less time worrying about upkeep. The smaller footprint also means lower utility bills, making this an economical choice as well.

The property is in a friendly neighbourhood offering a sense of community and safety. Chipping Norton is a suburb known for its tranquillity and proximity to local amenities. It's an excellent place for first home buyers to lay down roots.

Contact us today to arrange a viewing. This could be the perfect first home or downsizing opportunity you've been waiting for.

### Property Features:

- Two bedrooms
- One bathroom combined with laundry
- Gas kitchen with stainless steel appliances
- Cosy easy-care alfresco with low maintenance yard
- Tiled flooring throughout
- Walk to transport, shopping and school
- Approx. quarterly rates - Council: \$370 | Water: \$190
- Investors note: Potential rental return \$500 to \$550 per week

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