

**12/15 O'Sullivan Road, Leumeah, NSW, 2560**

STONE

**Apartment For Sale**

Friday, 29 November 2024

12/15 O'Sullivan Road, Leumeah, NSW, 2560

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Neat and tidy ground floor apartment

Perfectly positioned in the heart of Leumeah, this ground-floor apartment offers a fantastic opportunity for first home buyers or savvy investors. With its recently renovated kitchen and bathroom, this property is ready for you to move straight in or add to your portfolio.

Enjoy the convenience of ground-floor living with modern updates and thoughtful features throughout. The apartment boasts two generously sized bedrooms, each fitted with built-in robes, ensuring plenty of storage space. The air-conditioned living area provides year-round comfort, while the external laundry and carport add to the practicality of this well-maintained property.

Located just minutes from Leumeah Train Station, local restaurants, sports grounds, and public transport, this home provides an unbeatable lifestyle opportunity in a highly sought-after area. Leumeah is a popular suburb ideally located within the Macarthur region. Leumeah has plenty of nature reserves, multiple education options, stadium/sports ground, West Leagues Club, restaurants, and local shops. With easy access to the M5 Motorway and train station, this is ideal for those who need to commute. Just a short drive to Campbelltown CBD and Macarthur Square shopping centre/entertainment district, Leumeah has everything you need within arm's reach

### Features:

- > Two spacious bedrooms, both with built-in robes
- > Renovated kitchen with modern finishes
- > Updated bathroom with contemporary styling
- > Air conditioning for year-round comfort
- > External laundry
- > Designated carport
- > Ground floor for easy access

### Rates:

- > Strata: \$993.94 P/Q
- > Council: \$371.30 P/Q
- > Rental Estimate: \$410 - \$430 P/W

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.