

4/11 McBurney Road, Cabramatta, NSW, 2166



Apartment For Sale

Thursday, 28 November 2024

4/11 McBurney Road, Cabramatta, NSW, 2166

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



George Hourani
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Location, Comfort & Convenience

Located on the first floor in a well-maintained double brick complex, this delightful one-bedroom unit offers an exceptional opportunity for first home buyers and investors seeking to take the next step!

This unit features one generously sized bedroom complete with a built-in wardrobe, a newly modernised bathroom and open plan living and dining flowing onto two balconies providing plenty of natural light throughout.

Situated only walking distance from Cabramatta CBD, Cabramatta station and Sacred Heart Catholic Primary School. Ensuring a lifestyle of comfort and convenience.

Features:

- One generously sized bedroom complete with built in wardrobe
- Modern bathroom with floor-to-ceiling tiles
- Well maintained kitchen includes electric cook top
- Large Internal laundry
- Two moderate sized balconies
- Single Lock up garage
- Total area of 88.4sqm, including the lock up garage

Strata rate: \$593.25 approx. per quarter

Council rates: \$217.00 approx. per quarter

Water rates: \$172.79 approx. per quarter