

**1/197 Newbridge Road, Chipping Norton, NSW,  
2170**

 LJ Hooker

**Townhouse For Sale**

Wednesday, 20 November 2024

1/197 Newbridge Road, Chipping Norton, NSW, 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Sam Nader  
0450400001



Chedi Chidiac

## Tidy Two-bedroom in the Heart of Chipping Norton

Are you a first home buyer looking to start your home ownership journey in a cosy, 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.

### Property Features:

- Two bedrooms
- One bathroom combined with laundry
- Gas kitchen with stainless steel appliances
- Alfresco with low maintenance yard
- Tiled flooring throughout
- Allocated car space at the front of the property
- Proximity to transport, shopping and schools
- Approx. quarterly rates - Council: \$370 | Water: \$190
- Investors note: Current rental return \$440 per week

**DISCLAIMER:** While LJ Hooker Bankstown Moorebank have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Moorebank urges prospective purchasers to make their own inquiries to verify the information contained herein.