

**15/38 Cairds Avenue, Bankstown, NSW, 2200**



**Unit For Sale**

Monday, 9 December 2024

15/38 Cairds Avenue, Bankstown, NSW, 2200

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Graeme Rudder

## Sunny Middle Floor Unit

Located in a modern three-level building serviced with a lift, this sunny middle-floor unit is an ideal first home or investment property.

In a quiet position, only a 10-minute walk to Bankstown Station & 5-minute walk to the new Western Sydney University Campus, and close to all of the amenities of the Bankstown CBD, this unit offers two big bedrooms, both with built-ins, main with an elegant ensuite. You will love the generous-sized lounge and dining area, and the elegant poly kitchen with stainless steel appliances, Caesarstone benchtops, and gas cooking. The main bathroom is spacious & modern with a shower and toilet. There is a concealed internal laundry near the kitchen. There are many extras like attractive timber hybrid floors throughout, split system air-conditioning, and a video intercom.

The unit is Northwest-facing at the rear of the building and gets plenty of natural light. The internal area of the unit including the courtyard is 97m<sup>2</sup>. There is a single car space which takes the total area to 111m<sup>2</sup>.

Strata is \$1164.35 per quarter. This building is only 14 years old but in great condition for its age. The owner of the unit has commissioned a Strata Report through Before You Buy which you can review for just \$49 if you are interested.

This is a great opportunity for first-home buyers and investors. This unit is currently vacant but could be rented for \$620-\$650 per week in the current market. Quick settlement is possible. Inspection by appointment is welcome.