

**3/201 Northam Avenue, Bankstown, NSW 2200**

 **LJ Hooker**

**Villa For Sale**

Tuesday, 14 January 2025

3/201 Northam Avenue, Bankstown, NSW 2200

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Gizele Asfour  
0403052793

## Auction

Charming, Low-Maintenance Villa in Boutique Complex Nestled in a quiet, boutique complex of only four, this low-maintenance villa offers a unique combination of privacy, convenience, and comfortable living. Whether you're a first-home buyer, looking to downsize, or a young family seeking a perfect place to call home, this property provides an exceptional opportunity in a highly sought-after location. Showcasing spacious interiors and a practical floorplan, this house-like villa features a private, child-friendly yard and enjoys a great location within a short drive to Bankstown's amenities and walking distance to Bankstown-Lidcombe Hospital. Property Features include:- Three (3) bedrooms, main bedroom with built-in wardrobe and ensuite- Single-level layout reveals separate living and dining areas- Modern kitchen equipped with new gas cooktop- Bright dining area that flows seamlessly to the outdoor space- Main bathroom with a separate shower and bathtub- Split system air conditioning, internal laundry and more- Private, child-friendly, and low-maintenance paved yard- Uniquely attached by only one common garage wall- Single lock-up garage with internal access and room for carspace in front- Ideal for downsizers, first homebuyers, and investors- Approximate strata levy is \$855.12 per quarter- Total villa area 203 sqm Villa homes in Bankstown are a rare offering, this is a must inspect! DISCLAIMER: While LJ Hooker Bankstown 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 urges prospective purchasers to make their own inquiries to verify the information contained herein. Property Brochures Property ID&nbsp;103AF8E