




11/8 Cavill Avenue, Ashfield

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## Well Positioned Studio Apartment with Balcony & Parking

### FOR RENT

Please Call

### AGENTS

Siau Pheng (Tracy) Theng  
0450 503 066  
tracy@ljha.com.au

### AGENCY

LJ Hooker Ashfield  
(02) 9797 6044

Situated in a secure and well maintained block, this studio apartment offers an affordable and low maintenance lifestyle in one of Ashfield's most convenient locations. With an open plan layout, a private balcony, internal laundry facilities and an allocated car space, this property is ideal for singles or professionals looking for comfort and accessibility.

Located just a short stroll from Ashfield Train Station, city bound buses, and the vibrant Ashfield Mall precinct, you'll enjoy easy access to supermarkets, local eateries, cafes and everyday essentials. Everything you need is right at your doorstep.

#### Property Features:

- Open plan lounge and bedroom with built-in wardrobe
- Kitchen with electric appliances
- Neat and tidy bathroom with internal laundry
- Private balcony
- Allocated car space
- Secure block close to shops, cafes and public transport

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

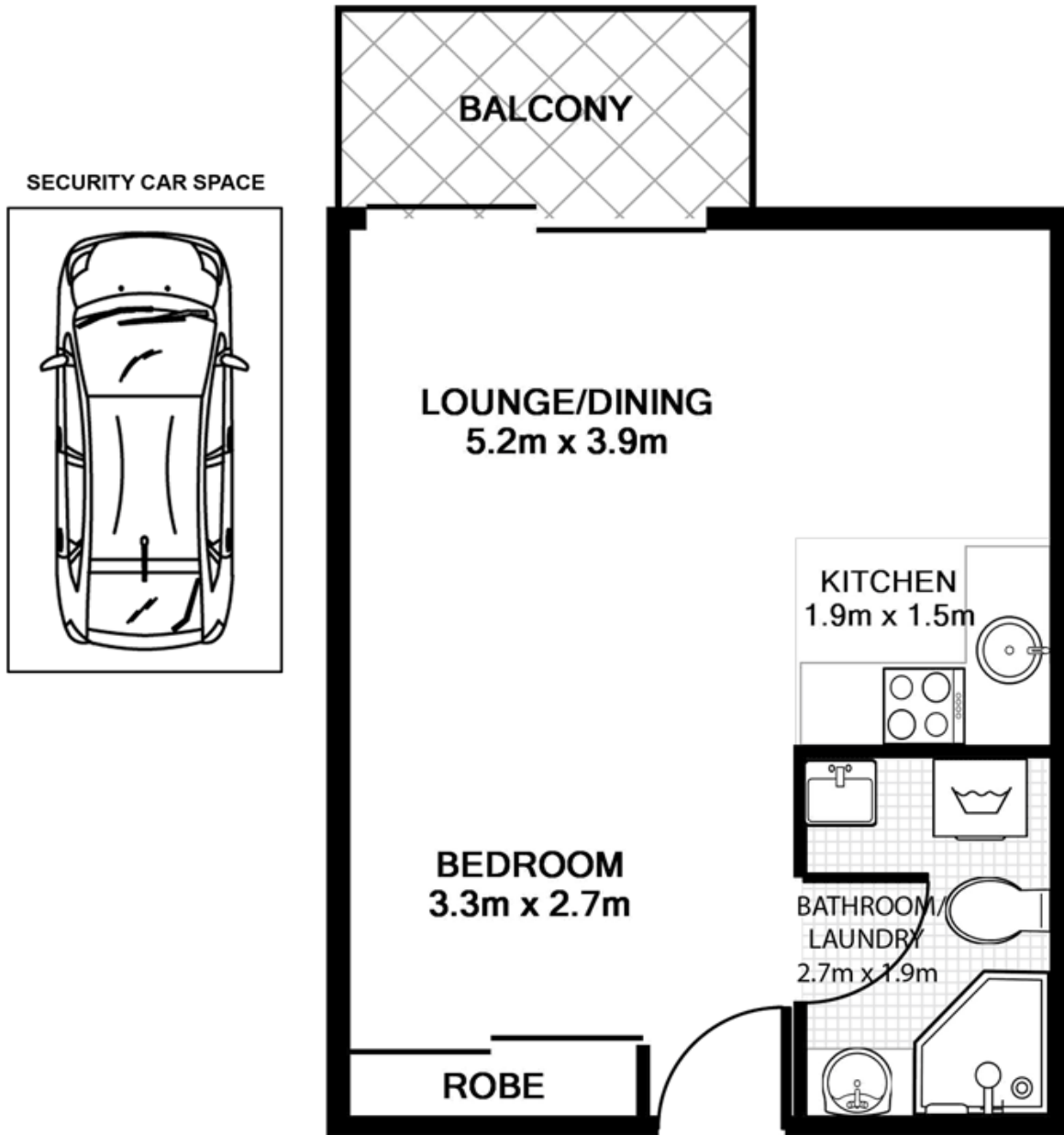
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## MORE DETAILS

Property ID                    17FVF8B  
Property Type                Studio

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PLANS SHOWN ARE ONLY INDICATIVE OF LAYOUT.  
DIMENSIONS ARE APPROXIMATE.

TOTAL APPROX AREA = 56 SQ.M



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