

10/41 Woodhouse Drive, Ambarvale

APARTMENT LIVING WITH A DIFFERENCE

Experience the ease of two level living, where upstairs bedrooms create a peaceful retreat and the downstairs area is ideal for family time and entertaining. The smart layout means you can unwind, watch your favourite shows, or prepare meals while others rest comfortably upstairs, its perfect for modern family living.

Upper level includes




- Two well proportioned bedrooms, both offering built in wardrobes and carpeted flooring
- Central all in one bathroom, perfectly situated to service both bedrooms

Apartment entry level includes

- Open plan living and dining area, tiled throughout and flowing seamlessly onto a private tiled balcony
- Stylish kitchen featuring stone benchtop, stainless steel appliances, and a gas cooktop
- Split system air conditioning, control the temperature and enjoy comfort all year round
- Internal laundry with the added convenience of a second toilet

Additional features include

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.

2  1  1 

FOR SALE

Please Call

AGENTS

Danny Lo Castro

0410 457 933

dlocastro.standrews@ljhooker.com.au

Zachary Martin

zmartin.standrews@ljhooker.com.au

AGENCY

LJ Hooker St Andrews

(02) 9820 1500

 **LJ Hooker**

- Secure basement parking with an allocated car space and lift access, ideal for everyday convenience
- Lock up storage room on ground floor perfect for seasonal or rarely used items
- Secure building with intercom access for peace of mind

The property benefits with ease of access to local amenities being so close by

- Aldi supermarket is literally next door
- Approximately 500 metres to Thomas Reddall High School and 650 metres to Ambarvale Primary School, ideal for families or tenants with children being it is just a short walk away, making morning drop offs and pick ups a breeze
- Approximately 1.3 Km to Campbelltown Private and Public Hospitals, so whether it's emergency care or scheduled appointments, medical services are close by
- Approximately 2.0km to Macarthur Square shopping centre, from major retailers and supermarkets to boutique stores, cafes, restaurants, and Event Cinemas, Macarthur Square is a thriving lifestyle hub offering everything under one roof
- Commuting is effortless with Macarthur Station approximately 2.3km away, only a short drive or a short bus ride away. Connect to Sydney's CBD and the surrounding regions, it's a great advantage for both professionals and students
- Approximately 2.4km to TAFE NSW Campbelltown and 2.8km to Western Sydney University Campbelltown Campus, having 2 major education hubs nearby is a massive plus

Whether you're investing or looking for a property to call home, this well presented 2 bedroom apartment is a must to see. Join us at the next open home or contact us today to arrange a private inspection.

As notified by Vendor:

Standard Levy Contribution Schedule (01/12/25 - 28/02/26):

\$1,245.75

Council Rates: 28 February 2026 \$360.40

Fixed Water Charges: Water Service and Wastewater service (1/10/2025 - 31/12/2025) \$204.13

MORE DETAILS

Property ID	Q38H9H
Property Type	Apartment
Including	Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes Secure Parking

Danny Lo Castro 0410 457 933

Licensed Real Estate Agent | dlocastro.standrews@ljhooker.com.au

Zachary Martin

Licensed Real Estate Agent | zmartin.standrews@ljhooker.com.au

LJ Hooker St Andrews (02) 9820 1500

St Andrews Shopping Centre, Shop 3, 91 Ballantrae Drive, ST ANDREWS NSW 2566

standrews.ljhooker.com.au | sales.standrews@ljhooker.com.au



Unit 10/41 Woodhouse Drive, Ambarvale

DISCLAIMER: ALL DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. PHOTOGRAPHS AND VIDEOS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT THE PROPERTY AS IT MAY APPEAR AT THE TIME OF VISITATION.

