



36 Gargery Street, Ambarvale

Modern Four-Bedroom Home on a Generous Block, Ideal Investment or Perfect First Home

Nestled in a quiet street of Ambarvale, this well presented four bedroom home offers the perfect blend of comfort, space and convenience. Set on a generous block, the property is in modern condition throughout, featuring a light filled interior, spacious living areas and a practical layout ideal for family living. The home is currently tenanted, making it an excellent investment opportunity with immediate rental income, or alternatively, a fantastic option for first home buyers looking to secure a move-in-ready home in a great location. Positioned close to schools, shops, parks, and public transport, this property presents exceptional value in one of Ambarvale's most convenient pockets.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.

4 🏠 1 🚿 1 🚗

FOR SALE
Expressions Of Interest

AGENTS

Mitchell Crawford
0421 504 007
mitchell@ljhunitiedgroup.com.au

Adam Eason
0478 795 335
adam@ljhunitiedgroup.com.au

AGENCY

LJ Hooker United Group
1800 486 4833

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**

MORE DETAILS

Property ID 7WJ1T
Property Type House
Land Area 604 m²

Mitchell Crawford 0421 504 007

Principal | mitchell@ljhunitedgroup.com.au

Adam Eason 0478 795 335

Sales Assistant | adam@ljhunitedgroup.com.au

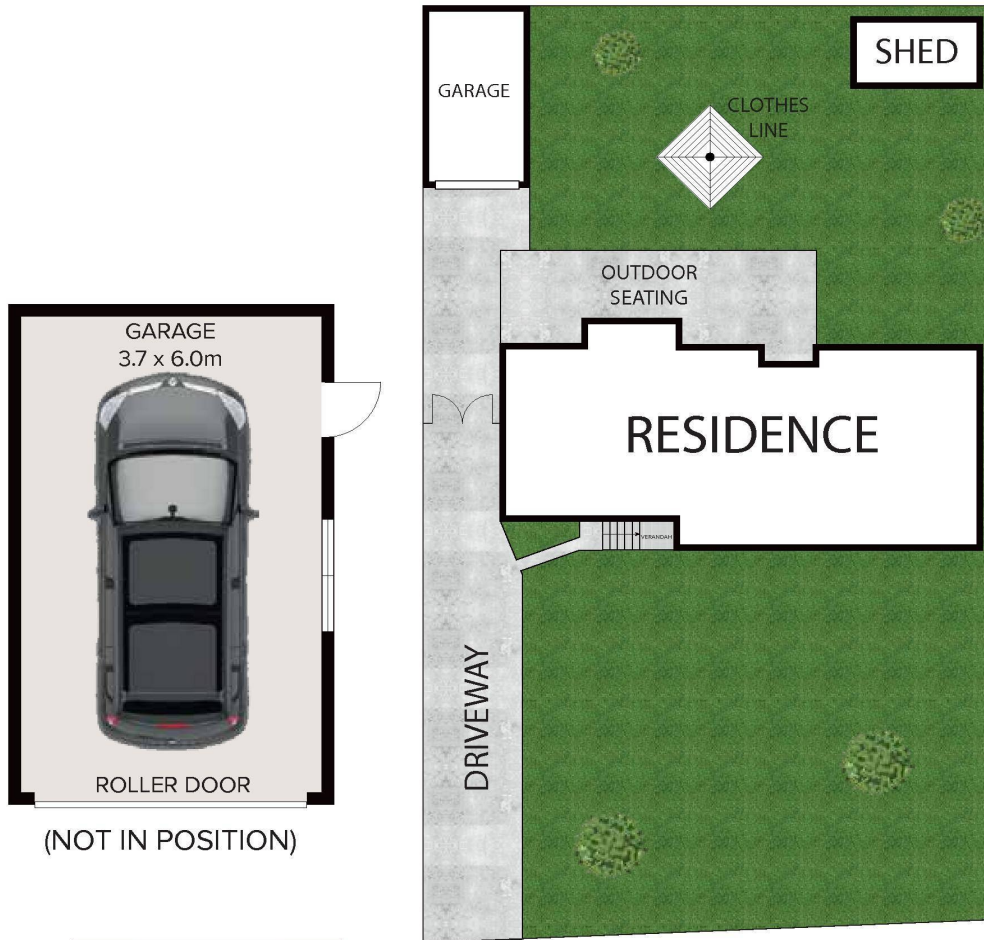
LJ Hooker United Group 1800 486 4833

41 Wentworth Road, BRINGELLY NSW 2556

unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au



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.



(NOT IN POSITION)

SITE PLAN



36 Gargery Street, Ambarvale

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Flex Media

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.