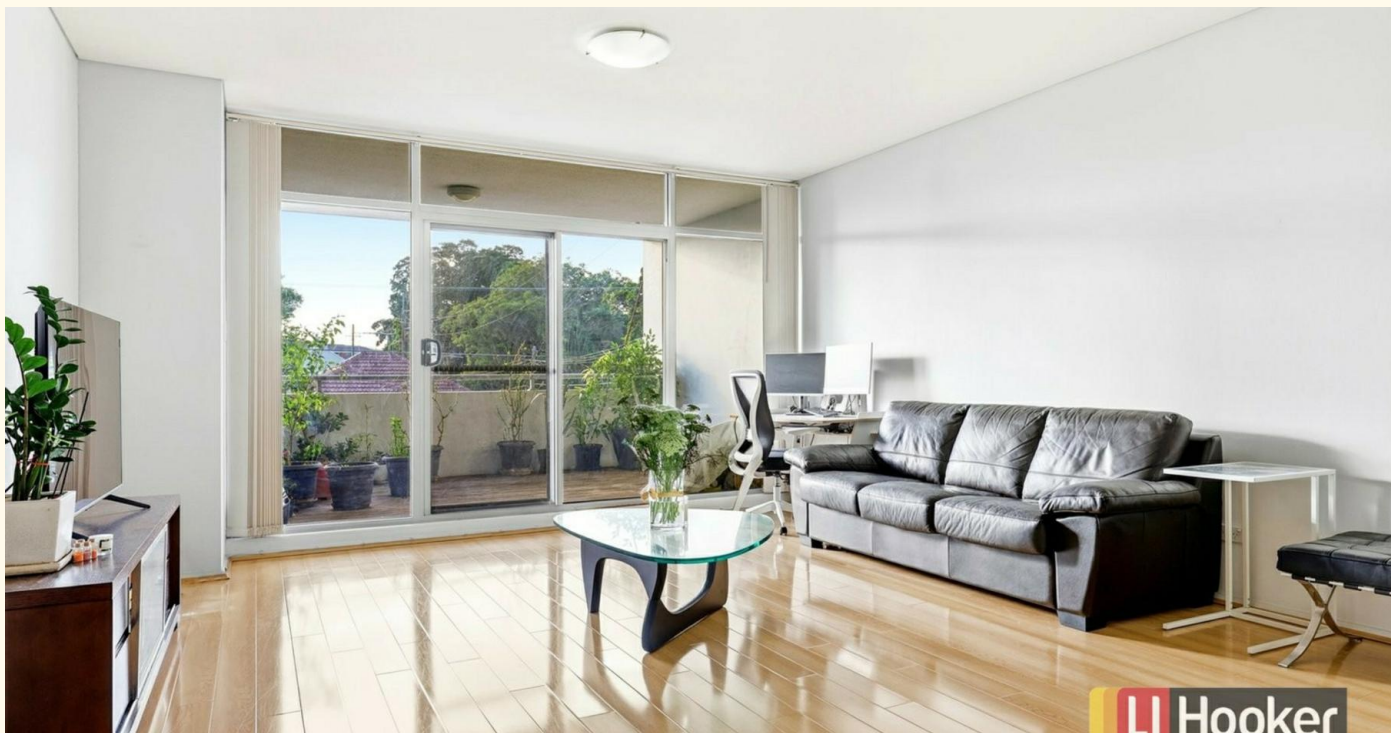




3/104 - 106 Wollongong Road, Arncliffe

## Modern 2 Bedroom Unit

Welcome to your new home at 3/104 - 106 Wollongong Road, Arncliffe. This modern apartment offers a perfect blend of comfort and convenience in a sought-after location.

Featuring 2 spacious bedrooms, this apartment is ideal for small families, couples, or investors. The master bedroom includes a private ensuite, providing a touch of luxury and privacy.

With a total of 2 bathrooms, including the ensuite, you'll never have to worry about morning rush hours. The additional toilet adds to the convenience, making it perfect for guests or family gatherings.

Enjoy the ease of open parking with one dedicated space, ensuring you always have a place to park your vehicle.

The property is competitively priced with a "Make An Offer!" guide, as the owner is motivated to sell. Don't miss this opportunity to secure a fantastic apartment in Arncliffe.

Outgoings:

Council Rates - \$431.20 approx. per quarter

Water Rates - \$201.90 approx. per quarter

Strata Levy - \$1,956 approx. per quarter

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### FOR SALE

\$679,000.00 to \$739,000.00

### VIEW

Sat 29th Aug @ 10:30AM - 11:00AM

### AGENTS

Patrick Huynh

0423 333 999

patrick.huynh@ljhooker.com.au

Liliana Albino

0413 816 528

pm1.epgv@ljhooker.com.au

### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

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.



Contact us today to arrange a viewing and make this apartment your new home!

## MORE DETAILS

|               |             |
|---------------|-------------|
| Property ID   | CZVHUC      |
| Property Type | Apartment   |
| Including     | Ensuite     |
|               | Toilets (2) |

**Patrick Huynh 0423 333 999**

Principal / Licensee In Charge / Licensed Real Estate Agent |  
patrick.huynh@ljhooker.com.au

**Liliana Albino 0413 816 528**

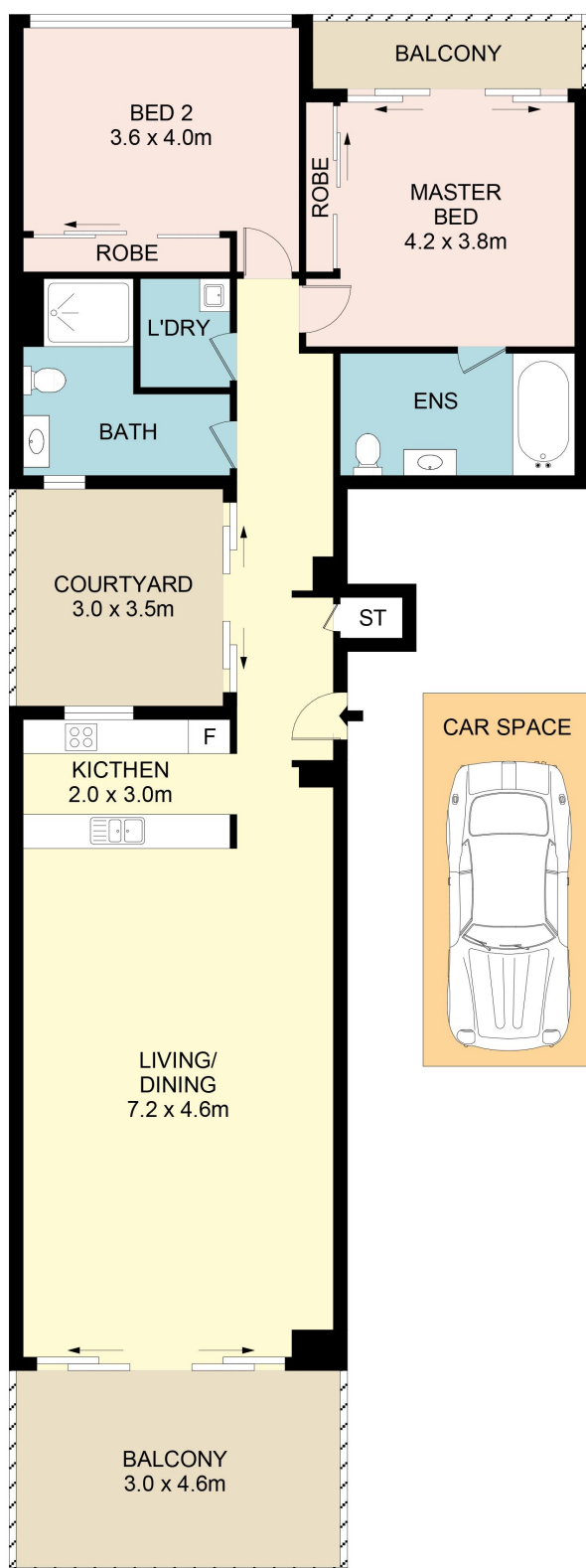
Leasing & Sales Executive | pm1.epgv@ljhooker.com.au

**LJ Hooker Edensor Park | Green Valley (02) 9823 8888**

Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR  
PARK NSW 2176

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**3/104-106 Wollongong Road, Arncliffe**



**DISCLAIMER:** No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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