

## Bankstown, 2/48 Cairds Avenue

### Ground Floor Apartment with Spacious Living

Located just a 12-minute walk to Bankstown Station and the future Metro line, this elevated ground-floor unit offers unbeatable convenience. Only a 10-minute walk to the new University of Western Sydney tower campus and close to all the amenities of Bankstown CBD.

#### Key Features:

- 2 spacious bedrooms with built-in wardrobes
- Generous-sized, street-facing balcony —ideal for entertaining
- Open plan living and dining areas
- Kitchen equipped with ample cupboards and gas cooking
- Featuring tiled floors throughout
- Single lock-up garage
- Situated in a small complex of 13 units
- Currently rented at \$500 per week on an expired lease

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**For Sale**  
\$569,000

**View**  
[ljhooker.com.au/108HF8E](http://ljhooker.com.au/108HF8E)

**Contact**  
**Gizele Asfour**  
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**LJ Hooker Bankstown**  
**(02) 9708 2244**

**Disclaimer:** 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.

- Total area 123 sqm

- Approximate quarterly strata levy: \$682.50

With its prime location and exceptional features, this property is perfect for first-home buyers, investors, or downsizers.

Don't miss out —inspect today!

DISCLAIMER: While LJ Hooker Bankstown Liverpool 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 Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

## More About this Property

<b>Property ID</b>	108HF8E
<b>Property Type</b>	Apartment
<b>Land Area</b>	123 m2
<b>Including</b>	Air Conditioning Intercom Balcony Built-in-Robes Secure Parking

**Gizele Asfour 0403 052 793**

Licensed Real Estate Agent | [Gizele.BL@ljhooker.com.au](mailto:Gizele.BL@ljhooker.com.au)

**LJ Hooker Bankstown (02) 9708 2244**

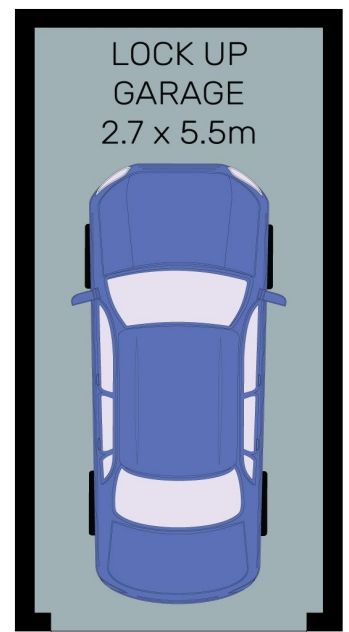
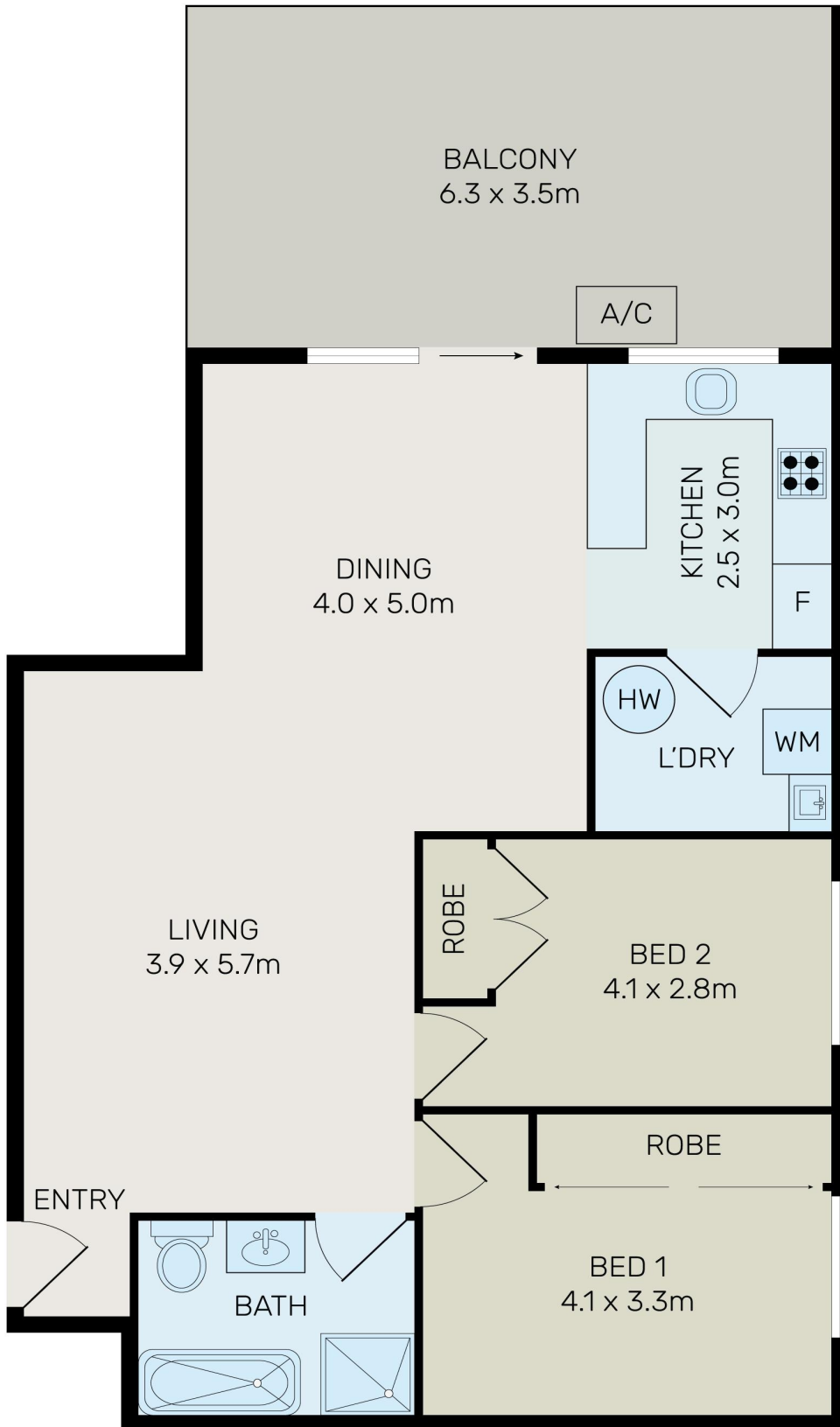
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