

A703/4-6 French Ave, Bankstown

Prime CBD Living | 1 Bed + Study Apartment

An outstanding opportunity to secure this modern 1 bedroom + study apartments in a central Bankstown location. Whether you are an investor seeking immediate rental income or a first home buyer wanting to secure now and move in later, these properties offer flexibility, lifestyle and strong growth potential.

Currently leased, providing secure rental return from day one.

- North-facing street balcony with abundant natural light
- 1 bedroom + study (potential second bedroom)
- Stone bench kitchen with gas cooking
- Tiled living areas (carpeted bedroom)
- Air Conditioning
- Currently leased at \$610.00 per week
- Lease expires 2nd May 2026
- " Secure car space & storage cage
- " Internal area: 67m² (including balcony) Total area 82m²
- Option to purchase a second car space (separate lot)
- Water: \$208.77 per quarter, Strata: \$733.15 per quarter, Council: \$1,719.00 per annum

Enjoy strong rental demand, future infrastructure growth and

1 1 1

FOR SALE
\$500,000 - \$520,000

AGENTS

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AGENCY

LJ Hooker Bankstown
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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

unbeatable convenience.

Approximate Outgoings:

- Water: \$208.77 per quarter
- Strata: \$733.15 per quarter
- Council: \$1,719.00 per annum

Location Highlights

Positioned in the vibrant heart of Bankstown, within walking distance to:

- Bankstown Central
- Bankstown railway station & upcoming Metro
- " Western Sydney University
- " Cafés, restaurants, schools and essential amenities

Enjoy strong rental demand, future infrastructure growth and unbeatable convenience.

DISCLAIMER 1 - Some images have been virtually staged for marketing purposes. LJ Hooker makes no representations or warranties as to the accuracy of the information provided and shall not be held liable for any errors or omissions.

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MORE DETAILS

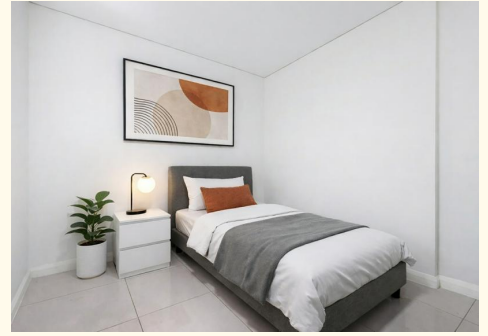
Property ID	118JF8E
Property Type	Apartment
Including	Study
	Air Conditioning
	Intercom
	Dishwasher
	Built-in-Robes

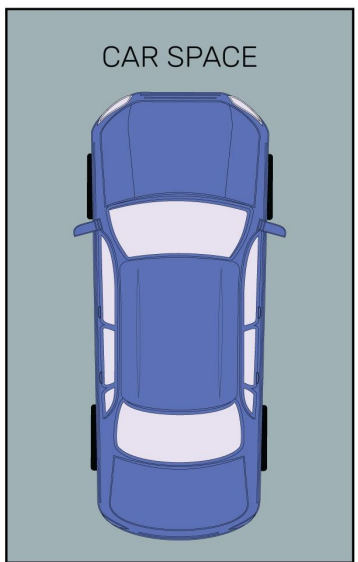
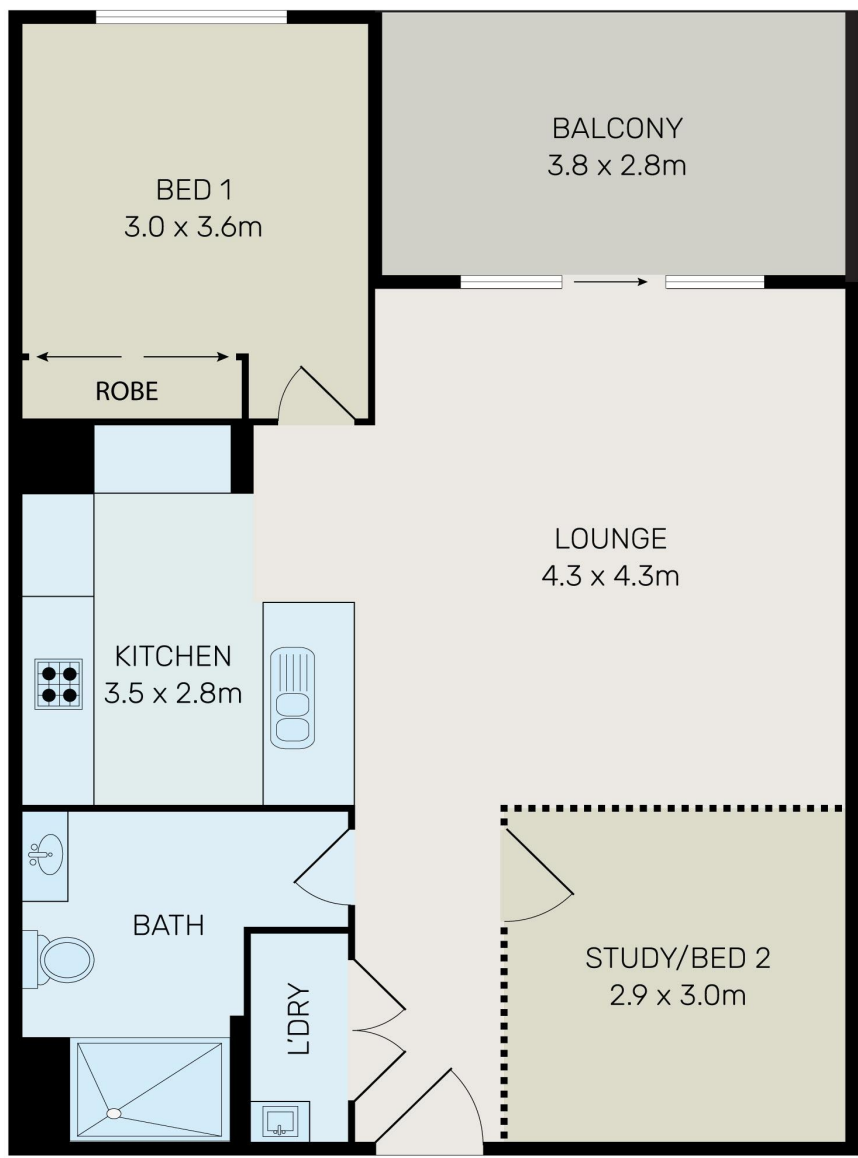
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