



2/59 Chelmsford Avenue, Bankstown

## Charming 2-Bedroom Villa in Prime Bankstown Location

An outstanding opportunity in one of Bankstown's most convenient locations. Whether you're stepping into the market, downsizing, or looking for a solid investment, this 2-bedroom villa is one to consider.

Positioned in a quiet street, the home is neatly maintained in its original condition, offering comfort now with clear potential to update and add value in the future.

### Property Features:

- Two spacious bedrooms with excellent natural light
- High ceilings enhancing space and openness
- Timber floors throughout for easy, low-maintenance living
- Separate lounge and dining areas that flow to the courtyard
- Practical kitchen with breakfast bench
- Front and rear courtyards providing private outdoor spaces
- Single lock-up garage with remote entry
- Peaceful street setting and in a small complex of just five
- " Only 1.1km to Bankstown Train Station
- " Convenient access to the upcoming Metro, major shops, cafés and local amenities
- Approximate strata levy \$1,196.69 per quarter

2 1 1

### FOR SALE

Sold Prior to Auction

### 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.



A well-kept villa offering comfortable living and great convenience, with plenty of room to make your own.

If you are a first home buyer in NSW, you may be eligible for a full exemption or a reduced rate of transfer duty under the First Home Buyers Assistance Scheme. A full exemption from transfer duty will be available if you are buying a new or existing home valued up to \$800,000, while homes valued over \$800,000 and less than \$1,000,000 may qualify for a concessional rate. Refer to Revenue of NSW website for eligibility. **DISCLAIMER 1** - 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. **DISCALIMER 2** - Some images have been digitally enhanced for presentation purposes. Prospective purchasers must rely on their own physical inspection and enquiries.

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 10ZNF8E  |
| Property Type | Villa  |
| Land Area     | 148 m2   |
| Including     | Air Conditioning<br>Courtyard<br>Remote Garage |

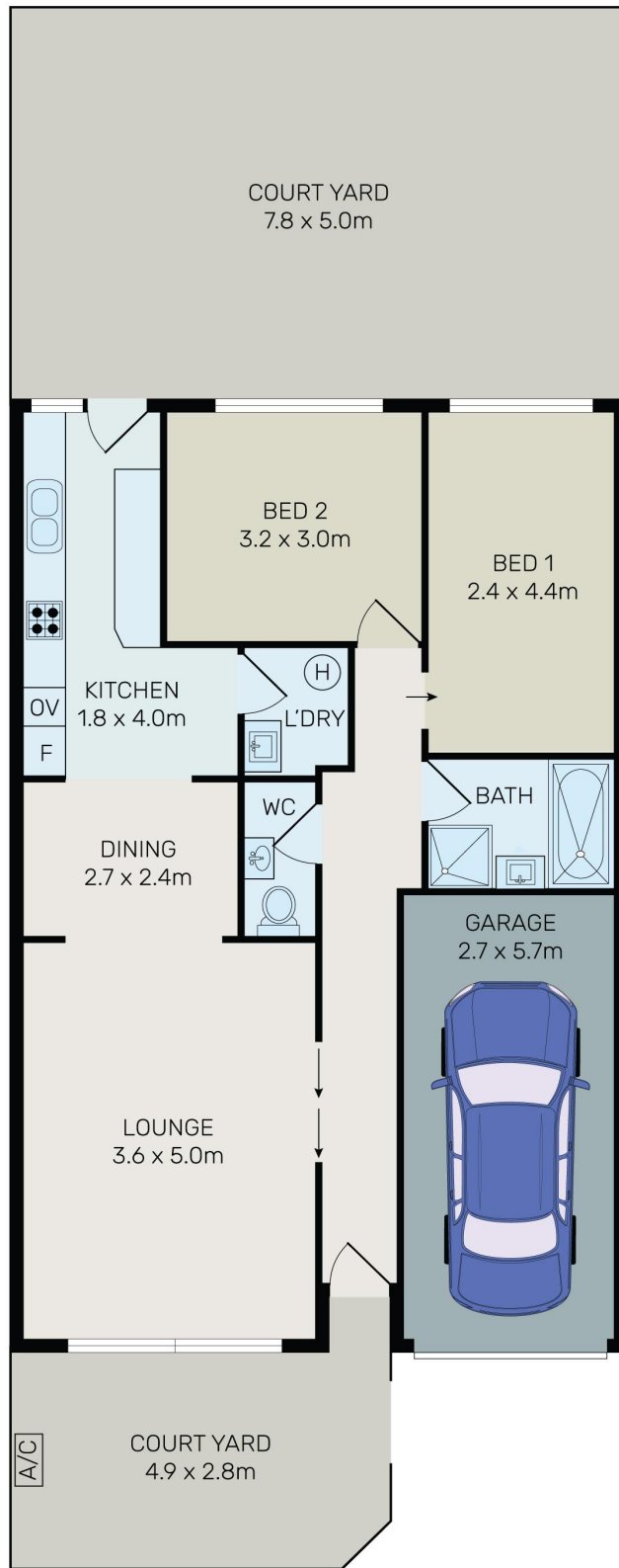
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