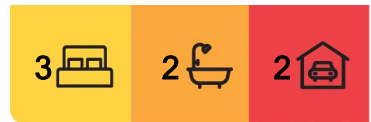




## Bankstown, 3/201 Northam Avenue

Charming, Low-Maintenance Villa in Boutique Complex



Nestled in a quiet, boutique complex of only four, this low-maintenance villa offers a unique combination of privacy, convenience, and comfortable living. Whether you're a first-home buyer, looking to downsize, or a young family seeking a perfect place to call home, this property provides an exceptional opportunity in a highly sought-after location.

**For Sale**  
Auction This Saturday at 12:00 PM

**View**  
[ljhooker.com.au/103AF8E](http://ljhooker.com.au/103AF8E)

**Contact**  
**Gizele Asfour**  
0403 052 793  
[Gizele.BL@ljhooker.com.au](mailto:Gizele.BL@ljhooker.com.au)

Showcasing spacious interiors and a practical floorplan, this house-like villa features a private, child-friendly yard and enjoys a great location within a short drive to Bankstown's amenities and walking distance to Bankstown-Lidcombe Hospital.

Property Features include:

- Three (3) bedrooms, main bedroom with built-in wardrobe and ensuite
- Single-level layout reveals separate living and dining areas
- Modern kitchen equipped with new gas cooktop



**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.

- Bright dining area that flows seamlessly to the outdoor space
- Main bathroom with a separate shower and bathtub
- Split system air conditioning, internal laundry and more
- Private, child-friendly, and low-maintenance paved yard
- Uniquely attached by only one common garage wall
- Single lock-up garage with internal access and room for carspace in front
- Ideal for downsizers, first homebuyers, and investors
- Approximate strata levy is \$855.12 per quarter
- Total villa area 203 sqm

Villa homes in Bankstown are a rare offering, this is a must inspect!

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

## More About this Property

<b>Property ID</b>	103AF8E
<b>Property Type</b>	Villa

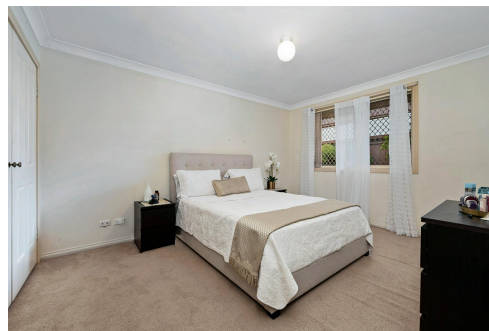
**Gizele Asfour 0403 052 793**

Licensed Real Estate Agent | Gizele.BL@ljhooker.com.au

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