



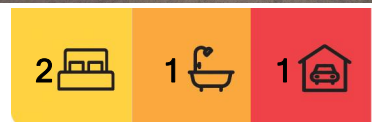
## Blacktown, 33/8-10 Fourth Avenue

Large Ground Floor Unit With Oversized Courtyard!  
120m2 Total Area! Walk To Station, Shops & CBD!

This spacious open plan unit is the perfect investment opportunity, downsize or ideal 1st home buy.

Positioned in a central location only a short walking distance to schools, shops, train station, Blacktown CBD and ACU.

This ground floor unit is the ideal home for the 1st time buyers starting out wanting to purchase under the FREE stamp duty threshold, retirees or downsizers looking for a low maintenance easy care lifestyle or the perfect investment opportunity.



**For Sale**

SOLD

**View**

[ljhooker.com.au/2CBKF8K](http://ljhooker.com.au/2CBKF8K)

**Contact**

**Matthew Lucas**

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**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.

**LJ Hooker Blacktown**  
**(02) 9621 1222**



This great property features

- Open plan living and dining
- 2 good sized bedrooms
- Original kitchen & bathroom
- Oversized courtyard
- Single car space in secure basement car park

With excellent inclusions & features like gas cooking, carpet flooring, large courtyard with direct access to the common area and so much more! This unit is located in a secure compound with intercom access. You should not miss out on an inspection.

Strata approx. \$955 per quarter

Council approx. \$413 per quarter

Water approx. \$170 per quarter

Rent Potential \$450 per week

Total area approx. 120m<sup>2</sup>

Living/Balcony 105m<sup>2</sup> — Car space 15m<sup>2</sup>

Book your inspection now! Call Matthew Lucas from L J Hooker Blacktown on 0416 010 085

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## More About this Property

<b>Property ID</b>	2CBKF8K
<b>Property Type</b>	Unit
<b>House Size</b>	120 m <sup>2</sup>
<b>Including</b>	Toilets (1) Courtyard

**Matthew Lucas 0416 010 085**

Sales Manager & Licensed Real Estate Agent |

[mlucas.blacktown@ljhooker.com.au](mailto:mlucas.blacktown@ljhooker.com.au)

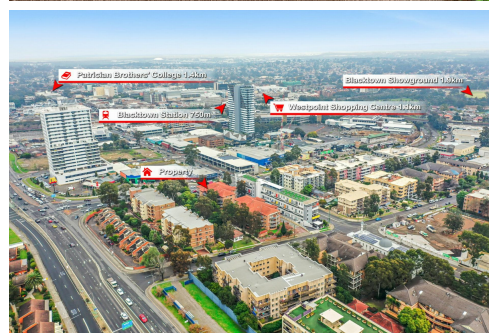
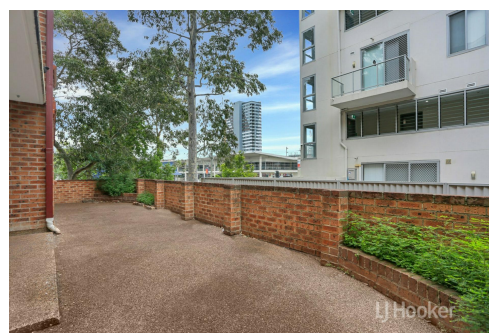
**Clair Andree-Evarts 0414 944 554**

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**LJ Hooker Blacktown (02) 9621 1222**

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Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.

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