



13/116 Cabramatta Road East, Cabramatta

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## Perfect First Home or Investment Opportunity in the Heart of Cabramatta!

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

Perfect First Home or Investment Opportunity in the Heart of Cabramatta!

Ideally positioned in a convenient and vibrant location, this well-maintained 2-bedroom unit offers an unbeatable opportunity for first-home buyers, downsizers, or investors alike.

- Spacious and sun-filled open plan living
- 2 generous bedrooms with built-in wardrobes
- Well-appointed kitchen with ample storage
- Neat and tidy bathroom with separate internal laundry
- Private balcony - great for morning coffee or relaxing evenings
- Secure car space
- Low-maintenance living with affordable strata

Prime location - just minutes' walk to Cabramatta CBD, train station, schools, cafes, and shopping. This is urban convenience at its best!

Whether you're looking to move in or rent out, this property ticks all

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.



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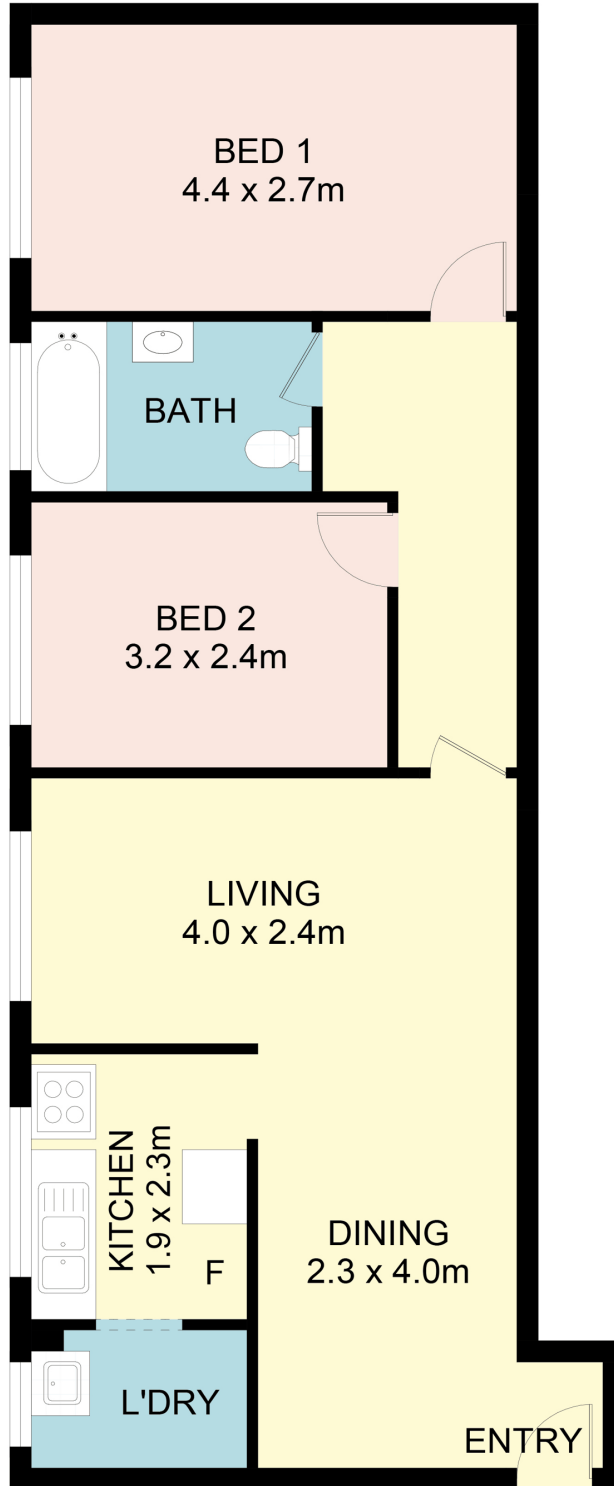
## MORE DETAILS

Property ID                    CFBHUC  
Property Type                House

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**DISCLAIMER:** No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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