

## Cabramatta, 12/118 Cabramatta Rd

2bedroom + 1Study room + 2 Balconies

This well-appointed, sun-soaked top-floor residence offers an amazing open-plan design perfect for a lifetime of enjoyment. It boasts stunning features and is conveniently located just minutes from the train station, shops, and schools.

### Property Features:

- Two (2) well-proportioned bedrooms + 1 Study room.
- The main bedroom features a private balcony, offering a pleasant garden view, ideal for relaxation.
- Free flowing and light filled interiors offering open plan living spaces.
- Modern kitchen and bathroom with internal laundry room.
- High ceilings and tiled floor throughout.
- Oversize single lock up garage potential storage space.
- Potential rental return of approximately \$470.00 per week.
- Intercom and 1 Split Air conditioning

2

1

1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1EQEF8S](http://ljhooker.com.au/1EQEF8S)

**Contact**  
**Henry Thai**  
0433 499 722  
[henry@ljhcabramatta.com.au](mailto:henry@ljhcabramatta.com.au)



- Total size: 109-meter square.

Strata Levies: \$282

Council rate: \$275

This property is a MUST SEE !

\*\*\*All offers must be in writing\*\*\*

Please be aware that all inquire a contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

## More About this Property

Property ID	1EQEF8S
Property Type	Unit
Land Area	109 m2

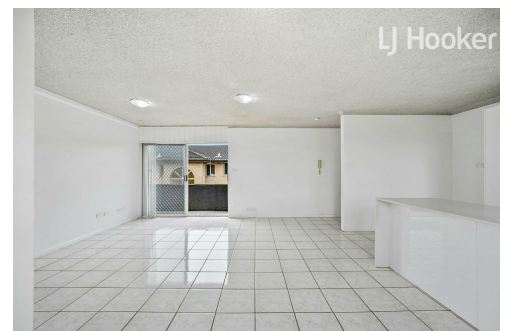
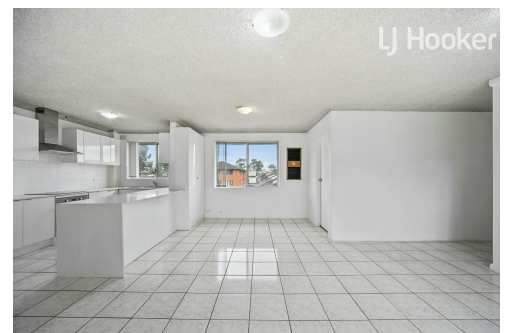
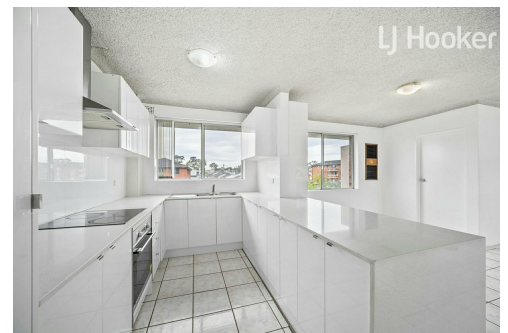
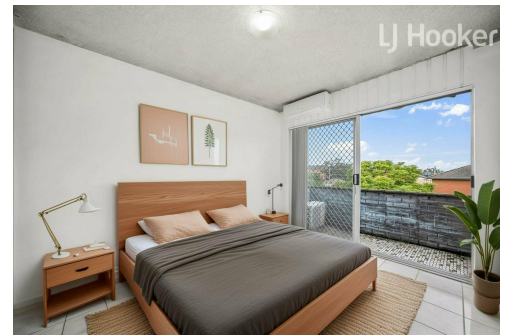
**Henry Thai 0433 499 722**

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