



16/45-49 Hughes Street, Cabramatta

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## Perfectly Positioned in a Prime Location

Ideally located within walking distance to schools, shops, and the train station, offers unbeatable convenience and lifestyle appeal.

A fantastic opportunity for investors, it promises strong rental potential in a high-demand area.

Property Features:

- Two generously sized bedrooms
- Original kitchen and bathroom, offering renovation potential
- Separate internal laundry for added convenience
- Private balcony with a peaceful backyard outlook
- Secure single lock-up garage

**FOR SALE**

Please Call

**AGENTS**

Vinh Tran

0405 137 123

vinh@ljhcabramatta.com.au

**AGENCY**

LJ Hooker Cabramatta

(02) 9726 5566

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**

- Currently tenanted
- Outgoing per quarter approx. : Strata \$464, Water \$173, Council \$273
- **\*\*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 DETAILS**

Property ID                    1EVKF8S  
Property Type                Unit

**Vinh Tran 0405 137 123**  
Senior Sales Executive | [vinh@ljhcabramatta.com.au](mailto:vinh@ljhcabramatta.com.au)

**LJ Hooker Cabramatta (02) 9726 5566**  
Shop 7, 2 Hughes Street, CABRAMATTA NSW 2166  
[cabramatta.ljhooker.com.au](http://cabramatta.ljhooker.com.au) | [admin@ljhcabramatta.com.au](mailto:admin@ljhcabramatta.com.au)

