



Unit 7/34 McBurney Road, Cabramatta

## 1st Floor Extended Garage in Prime Location

Rare FIRST Floor, Located in a convenient and peaceful block, this well-presented apartment offers comfortable living with generous indoor spaces, practical layout, and an oversized tandem lock-up garage. Perfect for first home buyers, investors, or downsizers seeking low-maintenance living within close proximity to schools, shops, and public transport.

Featuring a bright and spacious lounge area flowing onto a private balcony, this property provides a functional floorplan designed for everyday comfort. The separate dining area connects seamlessly to the well-appointed kitchen, while both bedrooms are generously sized and filled with natural light.

Property Features:

- 2 spacious bedrooms with ample natural light
- Large open lounge area with direct balcony access
- Separate dining area adjoining the kitchen
- Well-maintained kitchen with plenty of cupboard space
- Spacious bathroom with separate bathtub and shower
- Internal laundry for added convenience
- Private balcony ideal for relaxing or entertaining

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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**FOR SALE**

Please Call

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**AGENCY**

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 **LJ Hooker**

- Oversized tandem lock-up garage accommodating 2 small vehicles
- Practical floorplan with good separation between living and bedroom areas
- Ideal opportunity for owner occupiers or investors
- Total Area = 116m<sup>2</sup>,
- Internal = 87m<sup>2</sup>; Garage = 29m<sup>2</sup>

- Outgoing per quarter approx:  
Strata \$673; Council \$296 ; Water \$172

#### Location Highlights:

- Located in a quiet and convenient pocket of Cabramatta
- Close to local schools, parks, shops, and public transport
- Minutes to Cabramatta Station
- Easy access to local restaurants, cafes, and shopping precincts
- Short drive to surrounding suburbs including Fairfield and Canley Vale

This is a fantastic opportunity to secure a spacious unit in a highly sought-after and central location. Perfect combination of comfort, convenience, and value.

#### Disclaimer:

All information provided is deemed reliable but not guaranteed and should be independently verified. LJ Hooker Cabramatta makes no representation as to the accuracy of the information. Interested parties are advised to carry out their own enquiries. Images are for illustrative purposes only and may include artist impressions.

#### MORE DETAILS

Property ID	1FKHF8S
Property Type	Unit
Land Area	116 m <sup>2</sup>

#### Henry Thai 0433 499 722

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