







11/66-68 Broughton Street, Camden

Waratah Court —Over 55s Living, No Exit Fee's

Waratah Court presents a wonderful opportunity to secure a beautifully maintained ground-floor residence in one of Camden's most sought-after over 55s communities. This easy maintenance home is ideally located within easy walking distance to Camden CBD, Coles, Camden Hospital, restaurants, pubs, Camden RSL and public transport.
Freshly painted throughout and fitted with brand new carpet, the home is move-in ready and filled with natural light. The spacious lounge room enjoys a sunny north-facing aspect and flows effortlessly to a private backyard featuring established gardens, providing a peaceful place to relax or entertain.
Accommodation comprises two generous bedrooms, both complete with built-in wardrobes, while the well-appointed kitchen features electric appliances and a brand-new dishwasher. There is a combined bathroom and laundry and a split-system air conditioner for added comfort. A single allocated car space further enhances the practicality of the home.
Residents of Waratah Court also enjoy access to a beautifully maintained community room complete with a full kitchen, providing the ideal space to host family gatherings, celebrate special occasions or simply enjoy the company of friends and neighbours.

2 1 1

FOR SALE
$550,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker United Group
1800 486 4833

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.

With strata levies of just $829.85 per quarter, and with NO EXIT FEES; this is an exceptional opportunity to enjoy an easy-care lifestyle in a friendly and welcoming community, all while being just moments from everything that makes Camden one of the Macarthur region's most desirable locations.
Disclaimer:
- Approx.

^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.











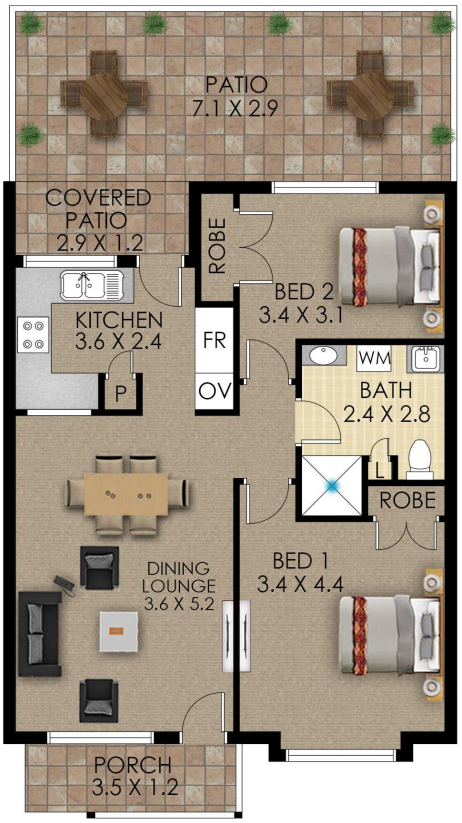
MORE DETAILS

Property ID	13MJ1T
Property Type	Unit
Land Area	70 m2

Tanya Novek 04370 52 365
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Unit 11, 66-68 Broughton Street, Camden

LJ Hooker
United Group

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

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