

## Cardiff South, 14 Arthur Street

Central low maintenance living

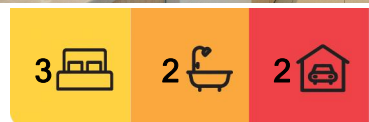
Welcome to 14 Arthur Street, Cardiff South, a charming 3-bedroom that combines comfort and convenience. This low maintenance property offers the opportunity to enter the market or add to the investment portfolio.

### Property Highlights:

- Three bedrooms with built-in robes and ceiling fans for personalised comfort.
- Two bathrooms, including a generously spacious second bathroom with floor-to-ceiling tiling, wall heating, additional storage, and a well-appointed laundry &ndash; ensuring cozy winters.
- Ceiling fans throughout the living areas and bedrooms for year-round comfort.
- Galley kitchen featuring a gas stove, dishwasher, and plenty of overhead storage cupboards.
- Rear deck, ideal for outdoor entertaining, creating memorable family moments.



**Disclaimer:** 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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/7SJ06](http://ljhooker.com.au/7SJ06)

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- Large double shed with electric doors and power, providing ample space for hobbies and storage of toys
- Fully fenced yard, ensuring privacy and safety, making it great for kids or pets to play freely in the front or rear yard with additional gates to separate the two spaces.
- Currently returning \$600 per week to wonderful tenants. This property is not just a home but a smart investment.

Proximity to Local Amenities:

- Conveniently located 700 metres from Cardiff Public School and 850 metres from Cardiff South Public School.
- Explore Cardiff Shopping for everyday needs, or venture to Warners Bay for lakeside leisure or Charlestown Square for retail therapy.

This property seamlessly blends practicality and leisure, making it the perfect haven for families. Don't miss the opportunity to make 14 Arthur Street your new home.

## More About this Property

<b>Property ID</b>	7SJ06
<b>Property Type</b>	House
<b>Land Area</b>	509 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Tegan O'Doherty 0413 977 051**

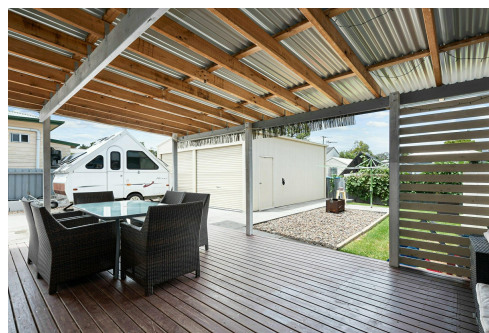
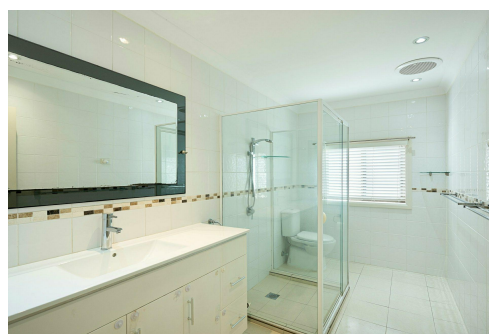
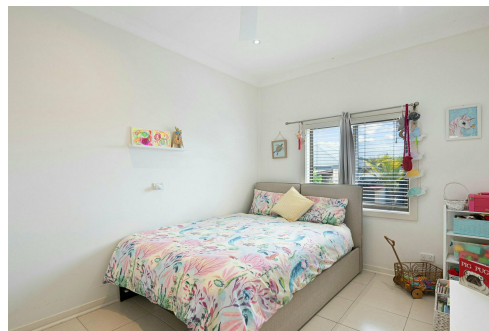
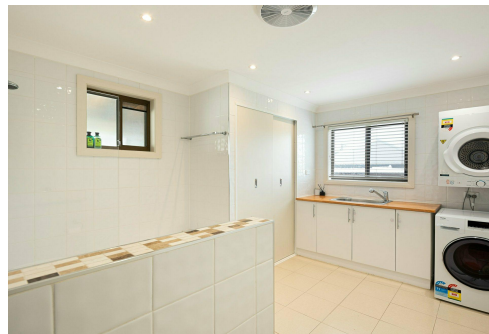
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