



5/190 Sandal Crescent, Carramar

2 1 1

## **SOLD** by Muhammad Sarmini

Ultra-Convenient First Home or Investment, Unlock the Potential!

Well positioned in an ultra-convenient location, this full brick apartment is brimming with potential and presents an exciting opportunity for first home buyers, owner occupiers and savvy investors to add value and maximise returns!

Offering a functional layout with light-filled interiors, the residence provides the perfect canvas ready for a modern transformation to your creative taste! This is a rare chance to secure an entrance into the market with strong scope to enhance and capitalise on your investment in a sought after locale!

- Two (2) bedrooms, oversized main with built-in robe
- Living and dining area features adjoining balcony
- Separate kitchen and bathroom includes bathtub and shower
- Tiled floors and freshly painted throughout, window security bars
- Registered car space, low levies

Ideally situated only 270m to Carramar station, a variety of local schools from 1.4km, 1.6km to Fairfield RSL, 1.2km to Fairfield Adventure Park and 2.2km to Fairfield Shopping Centre, this is a great opportunity not to be missed!

**FOR SALE**

SOLD by Muhammad Sarmini

**AGENTS**

Muhammad Sarmini  
0403 750 917  
muhammad@ljhbl.com.au

**AGENCY**

LJ Hooker Belmore  
(02) 9750 9244

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

Address: 5/190 Sandal Crescent, Carramar  
For Sale: SOLD  
Contact: Muhammad Sarmini 0403 750 917 or  
muhammad@ljhbl.com.au

### MORE DETAILS

Property ID	9E9HRQ
Property Type	Apartment
Including	Toilets (1)
	Balcony

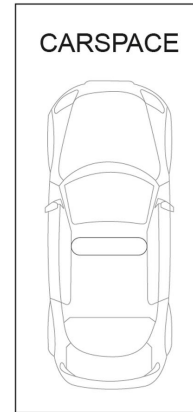
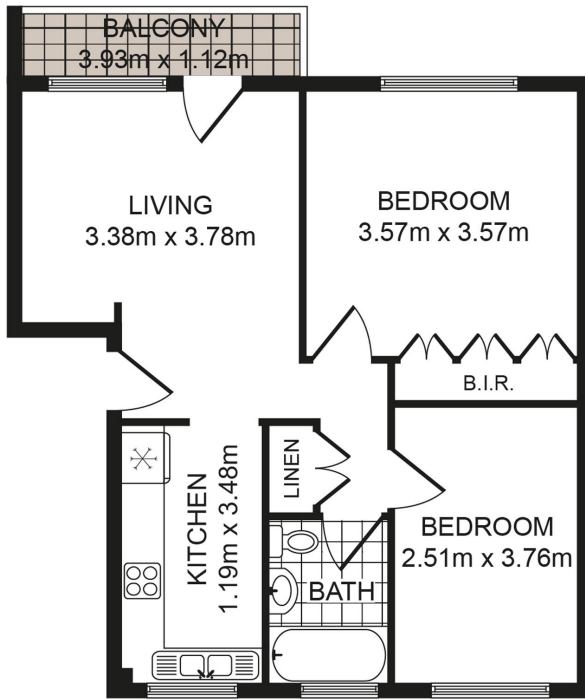
### Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

### LJ Hooker Belmore (02) 9750 9244

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(NOT IN POSITION)

### 5/190 Sandal Cres, Carramar NSW 2163

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**LJ Hooker** Belmore