







6/262 River Avenue, Carramar

Townhouse: Full Brick + Lockup Garage

Perfectly positioned in a convenient and sought-after location, this beautifully townhouse presented property offers a blend of modern comfort and everyday functionality. With quality renovations, generous interiors, and inviting outdoor spaces, it's ideal for first home buyers, downsizers, or savvy investors.

Key Features:

- Contemporary Kitchen: Sleek and spacious kitchens with quality cabinetry, ample storage perfect for home chefs and entertainers.
- Generous 2 Bedroom: Light-filled bedroom with built-in and air conditioning for year-round comfort.
- Modern Bathroom: Recently updated with floor-to-ceiling tiles and high-quality fittings.
- Living & Dining Areas: Designed to maximise space and natural light, creating a welcoming atmosphere throughout.

2 2 1

FOR SALE
Please Call

AGENTS
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0433 499 722
henry@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



- Private Outdoor Spaces: Enjoy your morning coffee or weekend BBQs in the low-maintenance courtyard or covered entertaining area equipped with a quality BBQ and sink.
- Set in a well-maintained block with 2 street access and manicured gardens.
- Low strata aprox $600.00 per quarter
- Council Rate aprox $204.00 per quarter

Location Highlights:

- Short walk to local shops, schools, parks, and train station.
- Easy access to major roads for a quick commute.

Whether you're looking for your dream home or a smart investment, this property ticks all the boxes for style, comfort, and location. Don't miss out – inspect today!

- **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	1EWXF8S
Property Type	Townhouse

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