



## Chipping Norton, 2/197 Newbridge Road

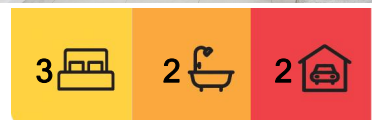
### Charming Three-bedroom Townhouse

Are you a first-time home buyer looking for a family-friendly neighborhood? Look no further! We are thrilled to present this fantastic opportunity to secure a beautiful home in the sought-after suburb of Chipping Norton.

This charming residence features three spacious bedrooms, two well-appointed bathrooms, and a single car garage. It's the perfect starter home for a growing family or a young couple planning to start one.

Nestled in a quiet, friendly neighborhood, this home is just minutes away from local schools, parks, and shopping centres. Chipping Norton is known for its family-oriented community, making it an ideal place to raise children.

The home's interior is designed with a warm and inviting colour scheme, creating a cosy atmosphere that any family would love. The open plan living and dining area is perfect for



#### For Sale

For Sale: \$799,000

#### View

[ljhooker.com.au/ZM8F8E](https://ljhooker.com.au/ZM8F8E)

#### Contact

##### Sam Nader

0450 400 001

[Sam.bm@ljhooker.com.au](mailto:Sam.bm@ljhooker.com.au)

##### Chedi Chidiac

0431 154 586

[Chedi.bm@ljhooker.com.au](mailto:Chedi.bm@ljhooker.com.au)



**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.

**LJ Hooker Bankstown | Moorebank**  
(02) 9708 2244

family gatherings and entertaining guests.

Property features:

- Three bedrooms all fitted with built in robes
- Two bathrooms
- Gas kitchen with stainless steel appliances
- Combined laundry/bathroom downstairs
- Cosy easy-care alfresco with low maintenance yard
- Tiled flooring downstairs and brand-new carpet upstairs
- Lock-up garage with remote access
- Proximity to public transport, shops, and school
- Approx. quarterly rates - Council: \$370 | Water: \$190
- Investors note: Potential rental return \$700 - \$750 per week

DISCLAIMER: While LJ Hooker Bankstown have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown urges prospective purchasers to make their own inquiries to verify the information contained herein.

## More About this Property

Property ID	ZM8F8E
Property Type	Townhouse

**Sam Nader 0450 400 001**

Director | Sam.bm@ljhooker.com.au

**Chedi Chidiac 0431 154 586**

Licensed Real Estate Agent | Chedi.bm@ljhooker.com.au

**LJ Hooker Bankstown | Moorebank (02) 9708 2244**

11 Marion Street, BANKSTOWN NSW 2200

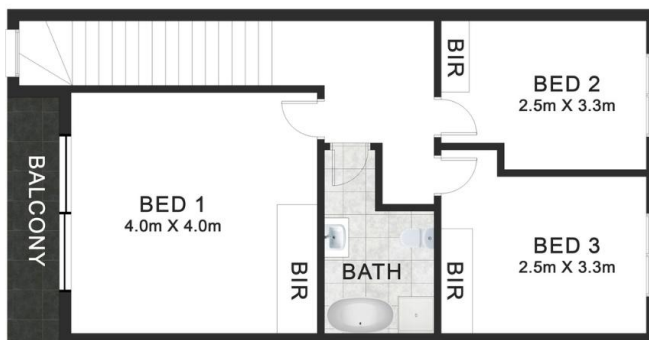
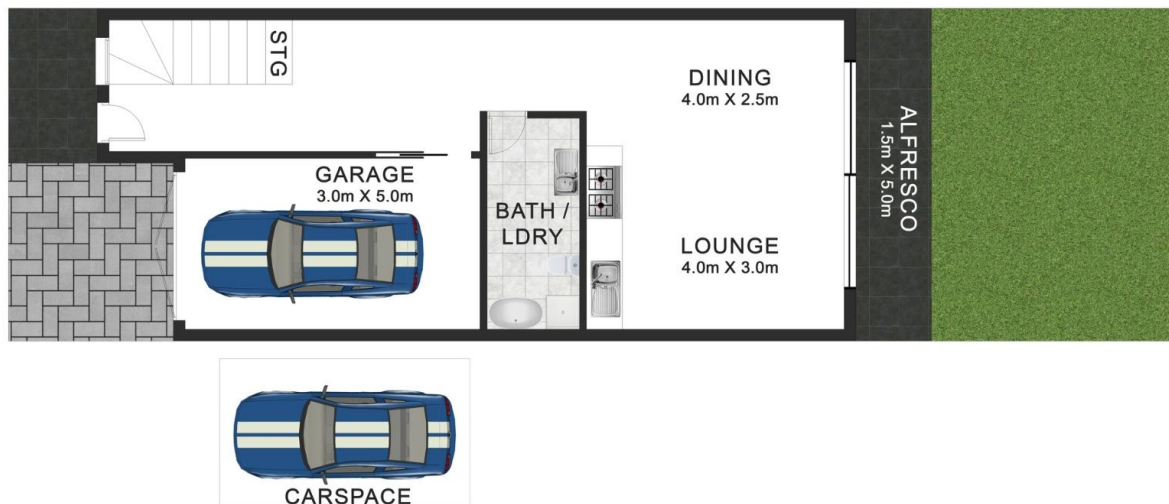
bankstown.ljhooker.com.au | bankstown@ljhooker.com.au



**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.

**LJ Hooker Bankstown | Moorebank  
(02) 9708 2244**





2/197 Newbridge Road, **Chipping Norton**

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.