



## Chipping Norton, 11/21-23 Balanada Avenue

Stylish Townhouse in Boutique complex

This stylish townhouse boasts modern, contemporary interiors bathed in natural light, spanning a total of three levels including the basement. Enjoy the ease of low-maintenance living perfectly coupled with the great entertainer's alfresco. Ideally suited for a first home buyer, downsizer, or an investor looking to add to their growing portfolio.

A Few Property Features:

- Spacious combined kitchen & dining area
- Contemporary kitchen, two-tone cabinetry, Gas cooking
- Three good-sized bedrooms, all with built-ins
- Master bedroom with ensuite
- Modern bathroom with floor-to-ceiling tiles
- Powder room with 3rd toilet on lower level
- Downlights & ducted air con throughout



**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**  
\$850,000 - \$900,000

**View**  
[ljhooker.com.au/ZMRF8E](http://ljhooker.com.au/ZMRF8E)

**Contact**  
**Larissa Schembri**  
0427 582 245  
[larissaschembri.bm@ljhooker.com.au](mailto:larissaschembri.bm@ljhooker.com.au)

**Joshua Guzman**  
0423 509 392  
[schembrigroup.bm@ljhooker.com.au](mailto:schembrigroup.bm@ljhooker.com.au)

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

- Great undercover entertainers alfresco with decking
- Two underground car spaces, plus storage
- Alfresco area with decking
- Side access from backyard

Conveniently situated directly next to a local park, and only a 2-minute walk from Moorebank High School, as well as within easy reach of all local amenities including Newbridge Heights Public School, Moorebank Shopping Village, Governor Macquarie Shopping Centre, public transport, and the M5 Motorway.

DISCLAIMER: While LJ Hooker Bankstown Moorebank 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 Moorebank urges prospective purchasers to make their own inquiries to verify the information contained herein.

## More About this Property

<b>Property ID</b>	ZMRF8E
<b>Property Type</b>	Townhouse

**Larissa Schembri 0427 582 245**

Licensed Real Estate Agent | [larissaschembri.bm@ljhooker.com.au](mailto:larissaschembri.bm@ljhooker.com.au)

**Joshua Guzman 0423 509 392**

Sales Assistant to Larissa Schembri | [schembrigroup.bm@ljhooker.com.au](mailto:schembrigroup.bm@ljhooker.com.au)

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

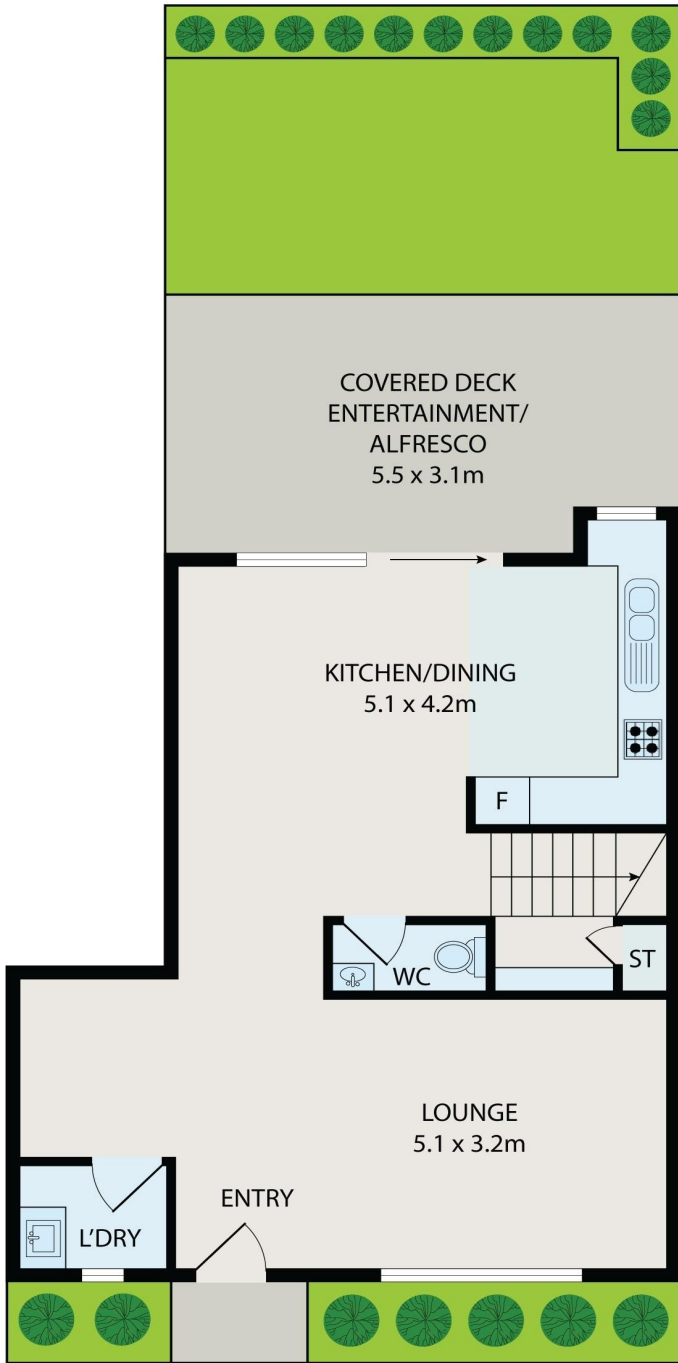
11 Marion Street, BANKSTOWN NSW 2200

[bankstown.ljhooker.com.au](http://bankstown.ljhooker.com.au) | [bankstown@ljhooker.com.au](mailto:bankstown@ljhooker.com.au)

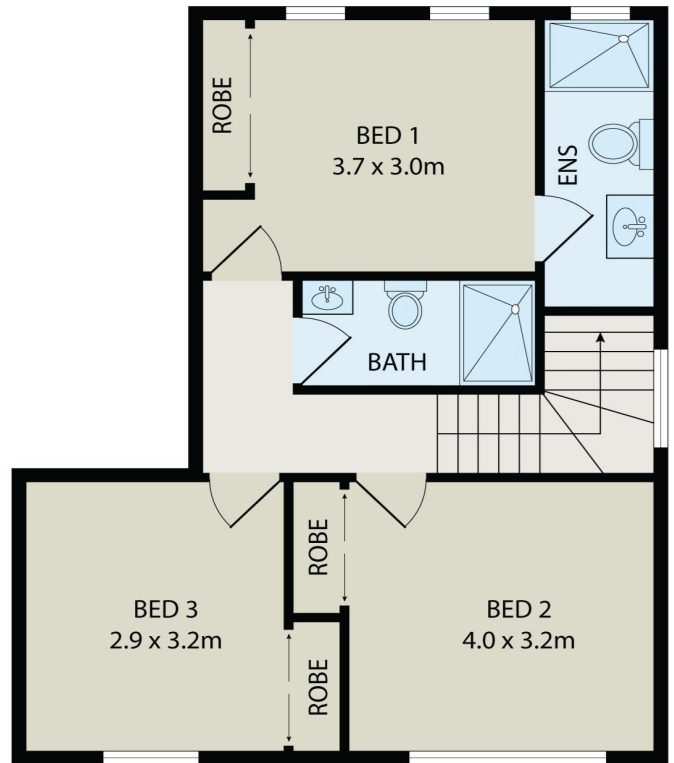
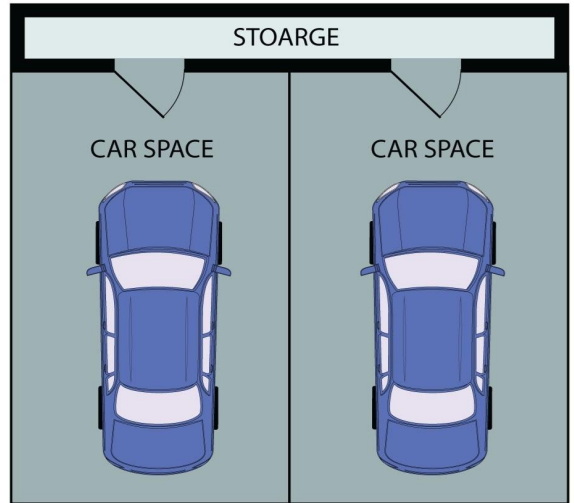


**LJ Hooker Bankstown | Moorebank  
(02) 9708 2244**

**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.



GROUND FLOOR



FIRST FLOOR



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



# 11/21-23 Balanada Avenue, Chipping Norton



LJ Hooker Bankstown | Moorebank  
(02) 9708 2244

**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.