



2c Sixth Avenue, Condell Park

## Contemporary Comfort & Low-Maintenance Living in a Prime Location

Perfectly positioned in a quiet and convenient location, this beautifully presented residence delivers modern family living with generous proportions, quality finishes, and a low-maintenance lifestyle ideal for families, first home buyers, or investors alike.

Designed with functionality and comfort in mind, the home features four well-appointed bedrooms, multiple living zones, and seamless indoor-outdoor flow. The spacious master retreat offers a private ensuite, walk-in wardrobe, and balcony, creating the perfect space to unwind.

Situated close to local schools, shops, parks, and transport, this is an exceptional opportunity to secure a quality home in the heart of Condell Park.

Property Features:

- Four spacious bedrooms, all fitted with built-in wardrobes
- Master bedroom with walk-in wardrobe, ensuite, and private balcony

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.

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### FOR SALE

For Sale: \$1,300,000 - \$1,400,000

### VIEW

Sat 13th Jun @ 2:15PM - 2:45PM

### AGENTS

Sam Nader  
0450 400 001  
Sam.bm@ljhooker.com.au

Chedi Chidiac  
0431 154 586  
Chedi.BL@ljhooker.com.au

### AGENCY

LJ Hooker Bankstown  
(02) 9708 2244



- Three modern bathrooms including downstairs bathroom combined with laundry
- Stylish kitchen with dishwasher, oven, and electric stovetop
- Open-plan living and dining areas filled with natural light
- Ducted air conditioning throughout
- Roller blinds and intercom system
- CCTV security system for added peace of mind
- Low-maintenance backyard ideal for easy living
- Double garage plus additional two car spaces
- Brick veneer construction
- Semi-detached residence in a sought-after location

Conveniently located within proximity to local schools, shops, parks, cafes, and public transport.

Disclaimer: Photographs have been digitally staged with virtual furniture and décor for marketing purposes. Furniture shown is for illustrative purposes only and is not included with the property.

DISCLAIMER: In accordance with the vendor's instructions, only enquiries that include the enquirer's full name, contact telephone number and valid email address will be responded to. The agent and vendor reserve the right not to respond to incomplete or anonymous enquiries.

DISCLAIMER: While LJ Hooker Bankstown | Liverpool have taken all care in preparing this information and have 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. Prospective purchasers should make their own enquiries to verify the information contained herein.

## MORE DETAILS

Property ID	11F9F8E
Property Type	DuplexSemi-detached
Including	Air Conditioning Alarm Balcony Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Sam Nader 0450 400 001

Director | Sam.bm@ljhooker.com.au

### Chedi Chidiac 0431 154 586

Sales Manager | Chedi.BL@ljhooker.com.au

### LJ Hooker Bankstown (02) 9708 2244

11 Marion Street, BANKSTOWN NSW 2200

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





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