

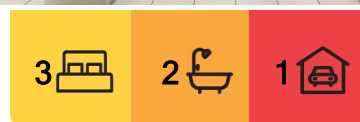


## Condell Park, 1/33 Clarence Street

You will be impressed!

A sun-drenched duplex that has been lived in by a young family is ready to sell to a lucky purchaser who will enjoy what the property has to offer. Should you be a first home buyer or investor, don't miss out on securing your next purchase, as this well maintained and looked after family home is ready for you to move straight into. Located in an outstanding location, so close to all amenities, do not miss out inspection a must.

- 3 generous size bedrooms
- Ensuite to main
- Ceiling fans and built ins robes
- Separate lounge room and dining area
- Kitchen with gas cooking
- Airconditioning and alarm
- 3rd toilet downstairs
- Undercover entertainment
- Plenty of room for the kids to play



**For Sale**  
AUCTION

**View**  
[ljhooker.com.au/13N5F99](http://ljhooker.com.au/13N5F99)

**Contact**  
**Amelle Ghassibe**  
0424 754 232  
[aghasibe@ljhfairfield.com.au](mailto:aghasibe@ljhfairfield.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 Fairfield**  
**(02) 9727 7766**

## More About this Property

Property ID	13N5F99
Property Type	DuplexSemi-detached

**Amelle Ghassibe 0424 754 232**

Residential Sales | [aghassibe@ljhfairfield.com.au](mailto:aghassibe@ljhfairfield.com.au)

**LJ Hooker Fairfield (02) 9727 7766**

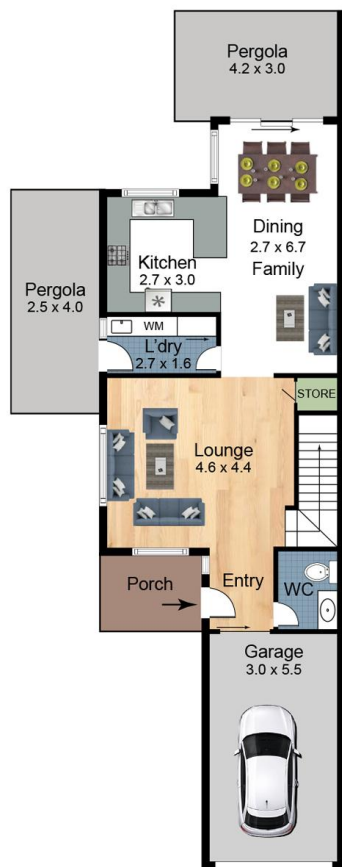
195b The Boulevard, FAIRFIELD HEIGHTS NSW 2165  
[fairfield.ljhooker.com.au](mailto:fairfield.ljhooker.com.au) | [fairfield@ljhfairfield.com.au](mailto:fairfield@ljhfairfield.com.au)



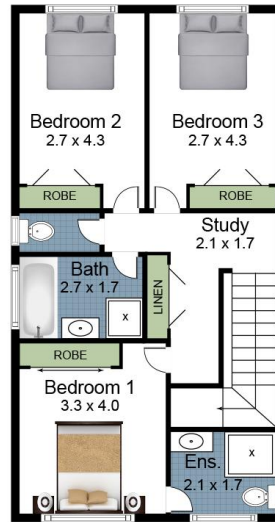
**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Fairfield**  
**(02) 9727 7766**

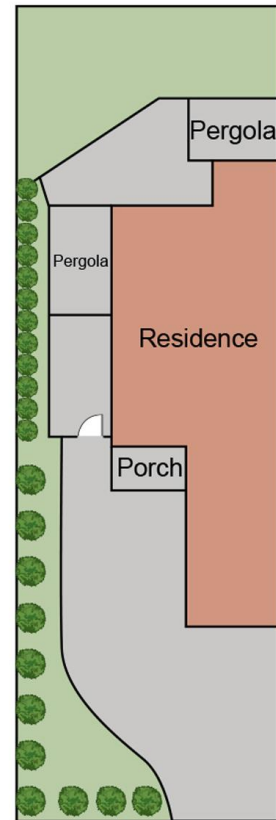




Ground Floor



First Floor



Site Plan



**1/33 Clarence St  
Condell Park 2200**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

**LJ Hooker**

**LJ Hooker**

**LJ Hooker Fairfield  
(02) 9727 7766**

**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.