



1/42-44 Stanbrook Street, Fairfield Heights

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OUTSTANDING TOWNHOUSE, 200 MTRS TO SHOPS.

AUCTION
Sat 6th Jun @ 12:30PM

OWNERS HAVE PURCHASED ELSEWHERE AND DEFINITELY MUST SELL!!

VIEW
Sat 16th May @ 3:00PM - 3:30PM

Prime position and built to last. Beautifully presented, located at front of complex, excellent neighbour, with the benefit of additional on site parking and a massive 60m2 professionally retained, private, north facing courtyard with an extra high clearance pergola, to entertain guests and for the kids to play.

AGENTS
Graham Ball
0412 778 855
graham.ball@ljhooker.com.au

Dane Ball
0450 028 635
dane.ball@ljhooker.com.au

- Boasting solid full brick construction to the lower level, including wide staircase and a suspended concrete slab to the upper floor.
- Ready to move straight in, high ceilings, freshly painted, modern downlights, separate lounge and dining.
- Very neat and well presented polyurethane kitchen, (natural gas), internal laundry and 2nd toilet.
- Up stairs offers high end laminate flooring to all 3 bedrooms (2 are very large) each with built in wardrobe, plus large balcony to relax and unwind off the main bedroom.
- Stunning newly renovated bathroom. Amazing, extra large storage in the lock up garage with internal access, perfect office or home business that gives you several options.

AGENCY
LJ Hooker Edensor Park | Green Valley
(02) 9823 8888

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

OTHER BENEFITS:

- 4 x split air conditioners (1-2 years old)
- Roller shutters
- Dishwasher
- Freshly painted
- Ceiling fans
- Continuous gas hot water
- No carpet
- Huge rear yard.

PROXIMITY:

Prime, 200 mtrs to Woolworths, Post Office, Restaurants, Bus Service and walking distance to Fairfield Heights Public School.

EXCELLENT STRATA \$685 per quarter.

Brilliant investment will even suit mature family members.

Offers welcome prior to Auction, see you at the open!

Open Saturday 3-3.30pm and Wednesday 5.30-6pm

MORE DETAILS

Property ID	CYQHUC
Property Type	Townhouse
Including	Toilets (2)

Graham Ball 0412 778 855

Senior Sales Executive | graham.ball@ljhooker.com.au

Dane Ball 0450 028 635

Sales Associate | dane.ball@ljhooker.com.au

LJ Hooker Edensor Park | Green Valley (02) 9823 8888

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