



5/35-39 York Street, Fairfield

## The Perfect Urban Retreat

Peaceful position, short walk to Station and Fairfield CBD.

A good solid full brick building, guaranteed to impress. Absolutely immaculate and priced to sell.

If you're in the market, I suggest you book your appointment immediately and you'll appreciate the unique stand out benefits on offer. Very wise buys like this rarely come to market.

- 102 sqm in total including balcony and garage
- The magnificent uninterrupted views go for ever, top floor, safe, secure with intercom only access.
- The prized location with only 2 apartments per level, the spotless main secure entrance and well lit staircase and common area is only metres to the incredibly oversized garage, 8.5 metres long, 3.5 metres wide and a 3 metre high ceiling.
- Very easy parking will suit an oversized vehicle.
- Huge storage, parking with mezzanine potential, adds amazing value, giving you additional options.
- Perfect for singles or couples after a hard days work who demand a peaceful, relaxed, stress free environment with total privacy.

The fresh air, enjoy the southerly breeze, watch the storms roll in and

2 1 1

### FOR SALE

\$475,000

### VIEW

Sat 26th Sep @ 1:30PM - 2:00PM

### AGENTS

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

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

### 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.



wake up to the superb morning sun. The photos do all of the talking.

Other features include:

- A beautiful kitchen
- Terrific bathroom
- Built in wardrobes to each bedroom.
- Ultra modern, floating timber flooring throughout
- Air conditioning
- Internal laundry
- Separate lounge and dining
- Fantastic balcony to chill and unwind.

Well designed to maximise, comfort in all seasons. No work needed at all.

Currently leased to outstanding Tenants at \$470 per week, strata \$669.00 quarterly approximately.

Owners have committed themselves elsewhere, genuine to sell,

Don't delay call today. See you at the inspection

### **MORE DETAILS**

|               |             |
|---------------|-------------|
| Property ID   | D1XHUC      |
| Property Type | Unit        |
| Including     | Toilets (1) |

**Graham Ball 0412 778 855**

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**Dane Ball 0450 028 635**

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**5/35-39 York St  
Fairfield 2165**

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**