

1/33-35 Marlene Crescent, Greenacre

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## Fantastic Entry-Level Opportunity | Light-Filled 3-Bedroom Unit

This light-filled ground floor unit is ideal for first-home buyers or savvy investors seeking an affordable entry point into the property market. Combining comfort, functionality, and convenience, this property offers a great value, including:

Property Features:

- " Three bedrooms —Two with mirrored built-in wardrobes
- Separate lounge and dining area
- Modern kitchen with gas cooktop and dishwasher space
- Timber flooring and plenty of natural light throughout
- Air conditioning to lounge area
- " Combined bathroom and laundry with separate toilet room
- " Single lock-up garage (17m<sup>2</sup>)
- " Common yard and small building of only six units
- " Total area: 90m<sup>2</sup> (73m<sup>2</sup> internal + 17m<sup>2</sup> garage)
- Only 1.2 km to Chullora Marketplace, close to schools, Marlene Reserve and transport (M90 Bus)

This property presents an exceptional opportunity to secure a solid

**FOR SALE**

Sold | Open Home Cancelled |  
\$500,000 - \$549,000

**AGENTS**

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**AGENCY**

LJ Hooker Bankstown  
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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**

first home or investment in a quiet, tucked-away pocket. Featuring a practical layout and a central location, it offers the perfect blend of comfort, convenience, and future growth potential.

Whether you're a first-home buyer entering the market or an investor seeking a reliable return, this property promises lasting value and strong appeal.

Outgoings (approx.):

Strata: \$750.20 pq | Council: \$479.30 pq | Water: \$179.94 pq

**DISCLAIMER 1:** While LJ Hooker Bankstown Liverpool 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 Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

**DISCLAIMER 2:** Some images contained in this advertisement have been virtually staged to help illustrate the property's potential. All information is gathered from sources believed to be reliable; however, interested parties should rely on their own enquiries.

## MORE DETAILS

Property ID	10VNF8E
Property Type	Apartment
Including	Air Conditioning Floorboards Built-in-Robes

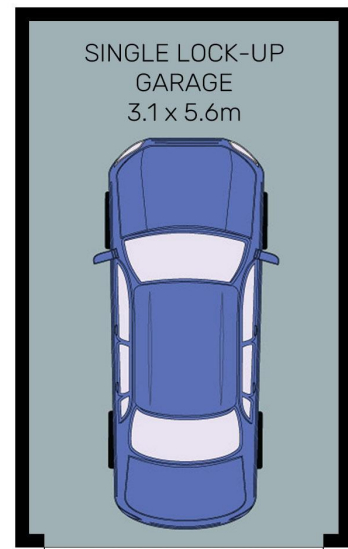
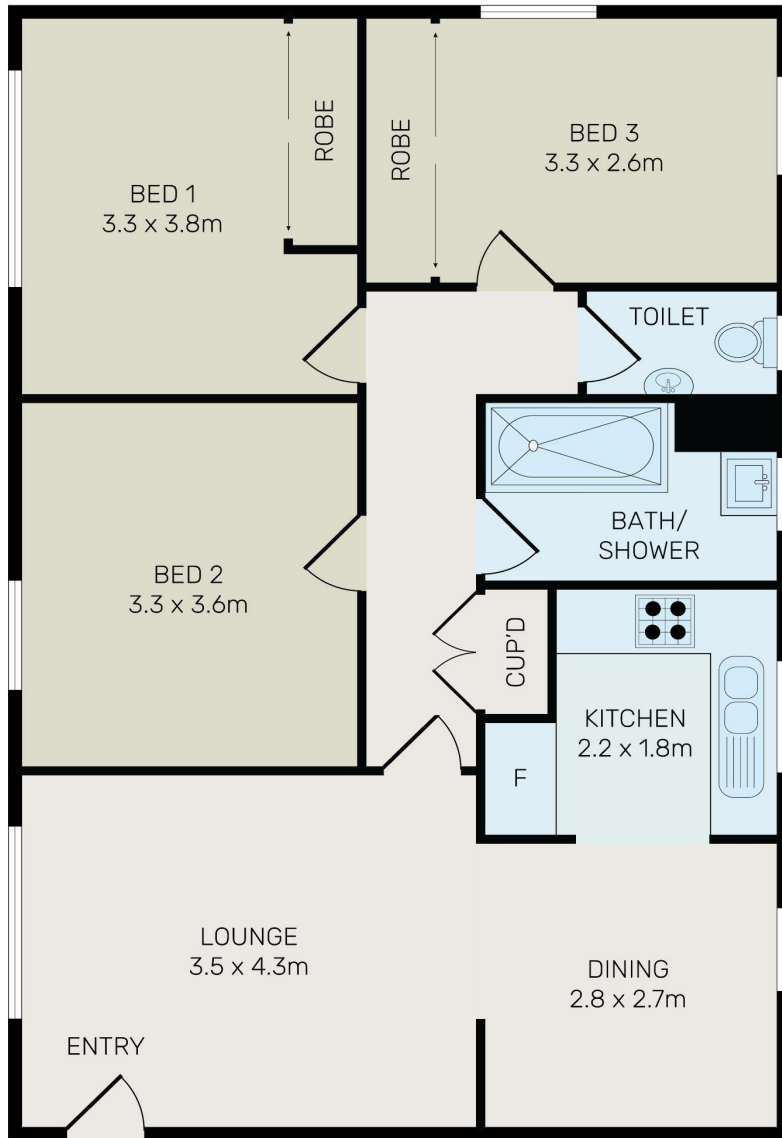
### Gizele Asfour 0403 052 793

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