



306/915-917 Canterbury Road, Lakemba

## Brand New Stylish Contemporary Living & Superb Convenience, 114sqm

Showcasing a striking modern architectural design and vibrant sense of style, this impressive brand new Level 4 apartment delivers the perfect combination of contemporary sophistication and everyday comfort. Set within a well-maintained security complex with lift access, it boasts strong appeal with beautifully presented interiors, premium finishes and a generous open plan layout that seamlessly flows making it ideal for relaxing or entertaining. Perfect for first home buyers, owner occupiers or savvy investors, this desirable haven offers a standout opportunity to move straight in and embrace effortless modern living or secure a quality investment and capitalise in a superbly convenient location!

- Two (2) spacious bedrooms with built-in robes, master bedroom features ensuite with oversized shower and frameless glass finishes, second bedroom includes adjoining private balcony and study nook
- Impressive open plan kitchen, living and dining area leading to generous sized private balcony, ideal for entertaining both indoors and out
- Stunning gourmet kitchen with stone benchtops and ample

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**FOR SALE**  
SOLD | Suburb Record!

**AGENTS**  
Muhammad Sarmini  
0403 750 917  
muhammad@ljhbl.com.au

**AGENCY**  
LJ Hooker Belmore  
(02) 9750 9244

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**

storage space, dishwasher, large breakfast bar, premium stainless steel appliances and gas cooktop

- Two (2) modern and stylish fully tiled bathrooms, both with oversized showers and Parisi tapware and WC
- Internal laundry includes convenience of wall mounted dryer
- Quality porcelain tiled floors throughout, carpeted bedrooms
- Zoned Samsung ducted air conditioning for year round comfort
- Well maintained and attractive security building with video intercom and lift access
- Secure basement car space with added benefit of two lock up storage cages
- Strata levies \$1,000 per quarter approx.
- Total area 114sqm approx.

Situated only 500m to Aldi Lakemba and main shopping precinct with cafes and restaurants, 1.1km to Lakemba train station with benefits from upcoming Sydney Metro upgrades, 1.8km to Roselands Aquatic Centre, 2km to Centro Roselands shopping centre, 1.8km to Canterbury Hospital, a variety of local public and private schools from 400m, 900m to vast recreational parklands of Wiley Park and only 14km to Sydney CBD!

Address: 306/915-917 Canterbury Road, Lakemba  
For Sale: Sold for Suburb Record  
Inspect: As advertised or by appointment  
Contact: Muhammad Sarmini 0403 750 917 or  
muhammad@ljhbl.com.au

#### MORE DETAILS

Property ID	9AUHRQ
Property Type	Apartment
House Size	114 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Intercom Balcony Dishwasher Secure Parking

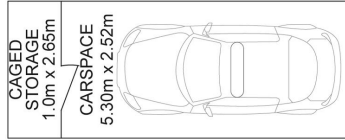
**Muhammad Sarmini 0403 750 917**

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

**LJ Hooker Belmore (02) 9750 9244**

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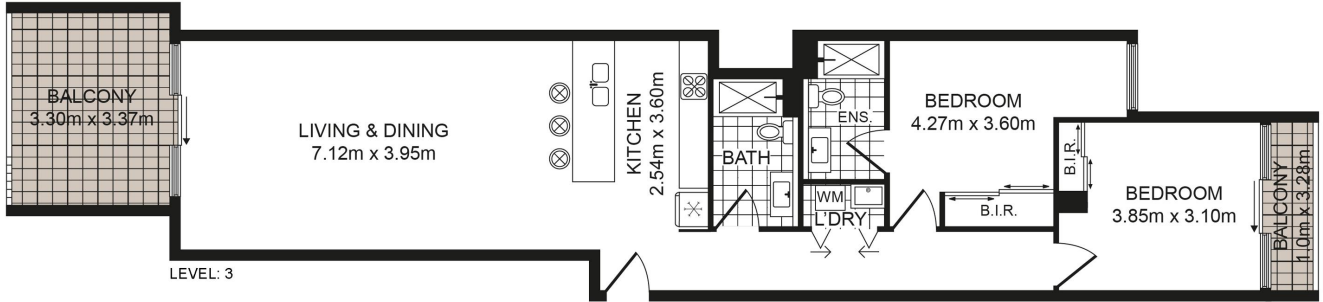




LEVEL: B2



LEVEL: B1



### 306/915-917 Canterbury Rd, Lakemba NSW 2196

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**LJ Hooker** Belmore