

305/685 Punchbowl Road, Punchbowl

## Opposite Punchbowl Train Station - Convenience at Your Doorstep!

Perfectly positioned directly opposite Punchbowl Train Station and just moments from shops, cafes, schools, and everyday amenities, this spacious apartment offers the ultimate low-maintenance lifestyle.

Featuring two generous bedrooms, two bathrooms including an ensuite, an open-plan living and dining area, plus the rare combination of a private courtyard and balcony, this property is ideal for first-home buyers, downsizers, and investors.

### Property Features:

- Two bedrooms with built-in wardrobes
- Two bathrooms including ensuite
- Open-plan living and dining area
- Private courtyard and balcony
- Two secure car spaces plus storage cage
- Internal laundry
- Directly opposite Punchbowl Train Station
- Walking distance to shops, schools, cafes, and local amenities
- Located 150m walk from Punchbowl Station and just 550m walk

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.

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### FOR SALE

For Sale: \$649,950

### VIEW

Sat 20th Jun @ 12:45PM - 1:15PM

### AGENCY

LJ Hooker Liverpool  
02 9708 2333



from The Broadway Plaza

Property Size (approx.): Total 168sqm / Internal + balcony + courtyard 139sqm approx.

Quarterly Outgoings (approx.):

- Strata Levies: \$975.77
- Council Rates: \$429.00
- Water Rates: \$180.00

A fantastic opportunity to secure a spacious apartment in one of Punchbowl's most convenient locations.

**DISCLAIMER:** 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.

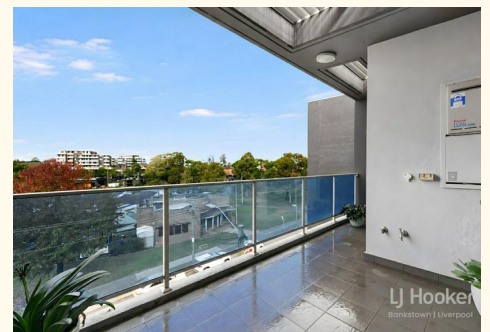
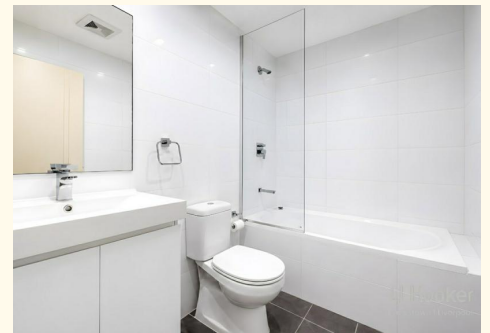
## MORE DETAILS

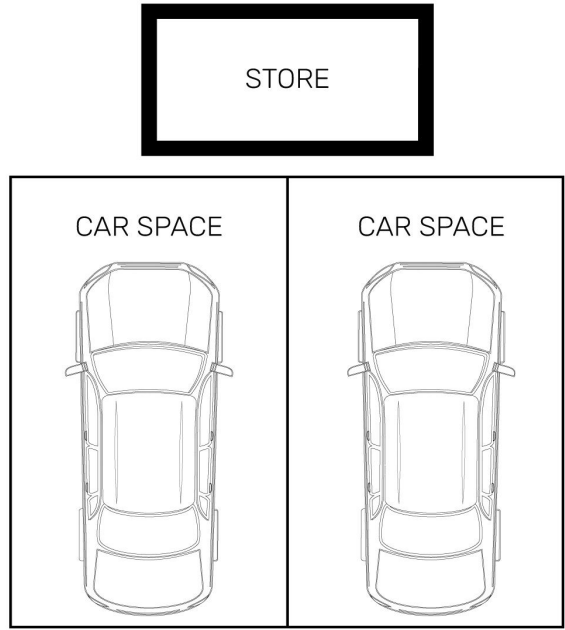
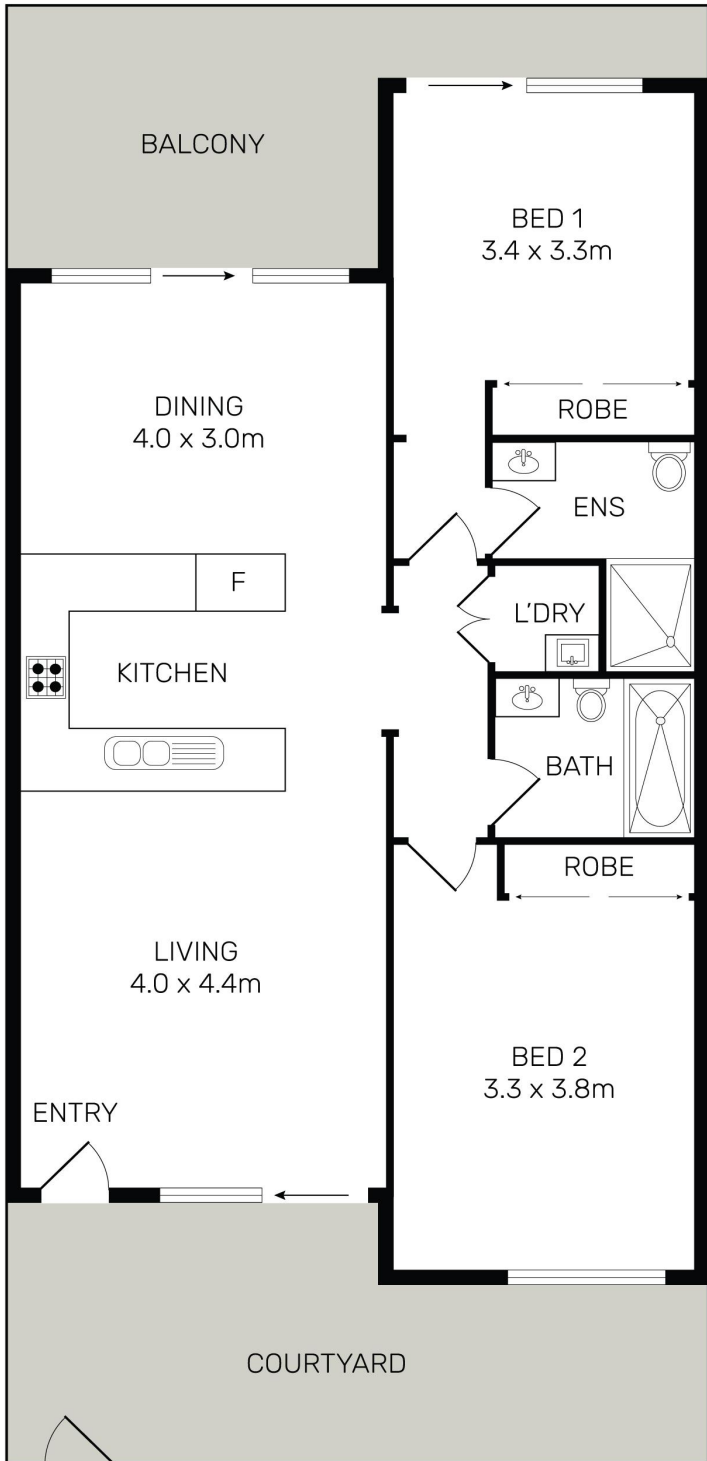
Property ID	SSJ0W
Property Type	Unit
Land Area	168 m2

**LJ Hooker Liverpool 02 9708 2333**

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