






9/4-6 Browne Parade, Warwick Farm

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Apartment Living with Unbeatable Convenience - Vendor Says SELL !

FOR SALE
\$499,000

AGENTS

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AGENCY

LJ Hooker Bankstown
(02) 9708 2244

Perfect as your first home or a smart investment, this spacious apartment offers a lifestyle of unbeatable convenience central to Liverpool centre. Enjoy easy walking distance to Liverpool Westfield, public transport, schools, parks, cafés and restaurants, making everyday living effortless.

Positioned on the second floor of a well-maintained complex of just 38 units, the apartment boasts generous proportions, modern finishes and excellent indoor/outdoor living.

Property Features:

- Two bedrooms with built-in wardrobes
- Main bedroom with private ensuite
- Oversized street facing balcony, ideal for entertaining
- Modern kitchen with ample storage, gas cooking and dishwasher
- Spacious open-plan living and dining area
- Split-system air conditioning for year-round comfort
- Two full bathrooms main with bathtub
- Single allocated car space with storage cage
- Located on the 2nd floor within a secure complex with lift service

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.



- Generous internal size of 109 sqm including balcony
- Strata: approximately \$1,385 per quarter
- Council: approximately \$1,466 per annum

Offering space, comfort and a prime location, this apartment presents an outstanding opportunity for owner-occupiers and investors alike.

DISCLAIMER 1 - Some images have been virtually staged for marketing purposes. LJ Hooker makes no representations or warranties as to the accuracy of the information provided and shall not be held liable for any errors or omissions.

DISCLAIMER 2 - 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

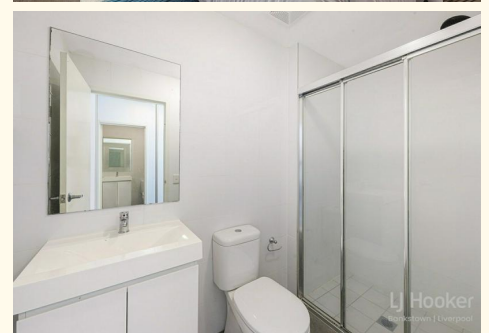
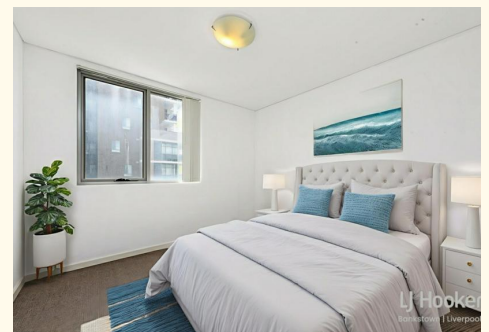
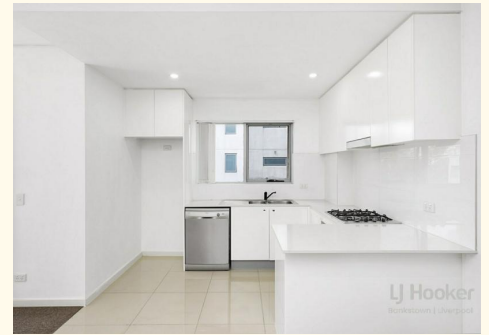
Property ID	1173F8E
Property Type	Apartment
Land Area	109 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking

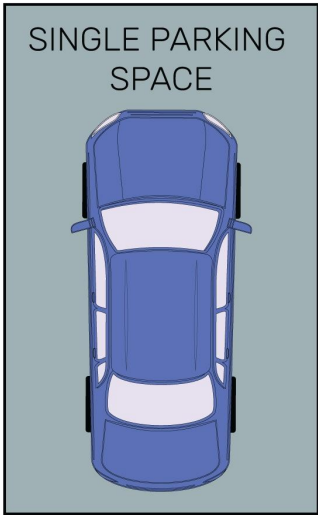
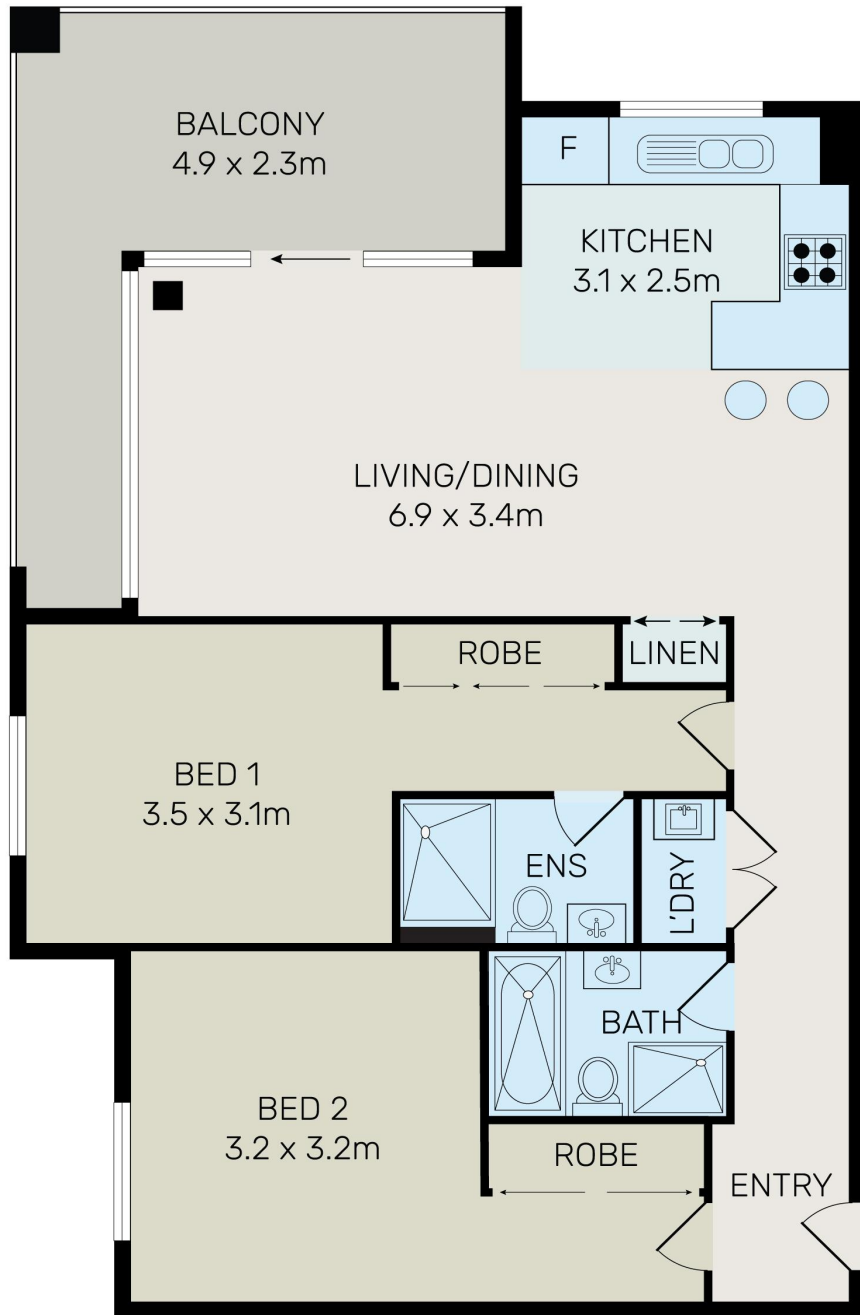
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