



18/55 Alice Street South, Wiley Park

SOLD by Muhammad Sarmini

Ultra-Convenient Full Brick Apartment in Prime Location

Perfectly positioned in an ultra-convenient and highly sought after pocket of Wiley Park bordering close to Lakemba, this full brick apartment presents an attractive opportunity for first home buyers or savvy investors seeking immediate value with future upside. Ideally set on the first floor with a desirable sunny aspect and light filled interiors, this residence offers superb convenience and a functional layout with impressive scope to refresh and enhance to your creative taste. Offering an outstanding investment prospect with strong rental demand and excellent long-term potential in a desirable locale that is sure to impress!

- Two (2) bedrooms, spacious main with built-in robe
- Open plan kitchen with gas cooktop and adjoining living area leading to balcony
- Updated bathroom with frameless glass finishes
- Internal laundry facility in apartment plus a conveniently positioned share laundry located on same level for easy access
- Large windows provide natural light, tiled and floating timber floors
- Security CCTV cameras in common area, car space

Strata: \$800 per quarter approx.

Water: \$213 per quarter approx.

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FOR SALE

SOLD by Muhammad Sarmini

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.



Council: \$431 per quarter approx.

Ideally situated in a superbly convenient location within close proximity to nearby amenities, only 600m to Wiley Park Station and 950m to Lakemba Station both with benefits from upcoming Sydney Metro upgrades, variety of local schools from only 140m, 1.2km to main shopping strip including Woolworths Lakemba and a vibrant array of cafes and restaurants, 220m to vast recreational parklands of Wiley Park, 1.4km to Roselands Aquatic Centre, 1.7km to Roselands shopping Centre and only 16km to Sydney CBD!

Address: 18/55 Alice Street South, Wiley Park

For Sale: SOLD

Contact: Muhammad Sarmini 0403 750 917 or
muhammad@ljhbl.com.au

MORE DETAILS

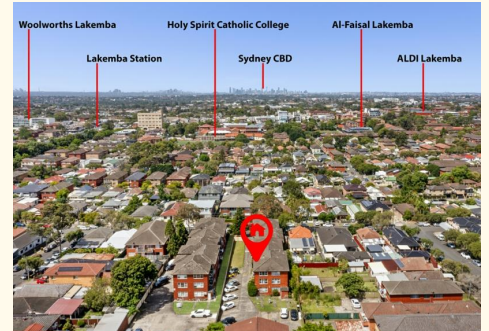
Property ID	9BGHRQ
Property Type	Apartment
Including	Balcony Floorboards Built-in-Robes

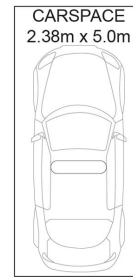
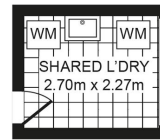
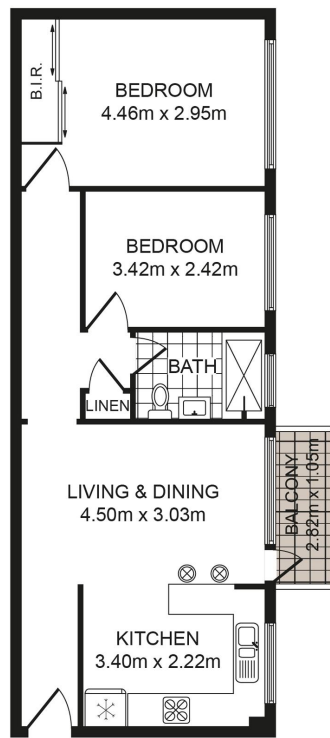
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(NOT IN POSITION)

18/55 Alice St S, Wiley Park NSW 2195

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