

## Wiley Park, 2/36 Ferguson Avenue

SOLD BY FRANCOIS VASSILIADES!

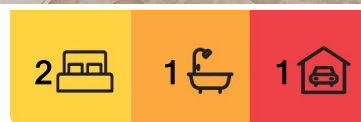
Refreshed Ground Floor Apartment

Perfectly presented and immaculately maintained this spacious two-bedroom unit has been recently refreshed and is sure to tick all the boxes. It boasts a sun filled aspect and is conveniently located in a sought-after security building within walking distance to all amenities.

- Spacious open plan lounge with polished timber floors
- Neat & tidy eat-in kitchen and bathroom
- Freshly painted throughout with private own laundry
- Updated bathroom with separate shower and bath
- Excellent first home for couples/young families moving into the area
- Outstanding investment opportunity with consistent rental return
- Walk to Wiley Park, public transport, schools, shops and eateries



**Disclaimer:** 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.



**For Sale**  
SOLD BY FRANCOIS VASSILIADES!

**View**  
[ljhooker.com.au/KTYF8V](http://ljhooker.com.au/KTYF8V)

**Contact**  
**Francois Vassiliades**  
0400 131 415  
[francois@ljhcampsie.com.au](mailto:francois@ljhcampsie.com.au)

**Peter Kassas**  
0404 003 320  
[peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)

**LJ Hooker Campsie**  
(02) 9789 6088

- Easy access to main arterial roads, boasts easy access to the CBD
- Well maintained building, registered car space, security building with intercom access
- The perfect start for the first homebuyer or a quality investment opportunity. Be quick, it won't last long

Strata Levies: \$1288.00 per quarter approx.  
 Council Rates: \$401.00 per quarter approx.  
 Water Rates: \$178.42 per quarter approx.

Details: Francois Vassiliades ~ 0400 131 415  
 Peter Kassas - 0404 003 320

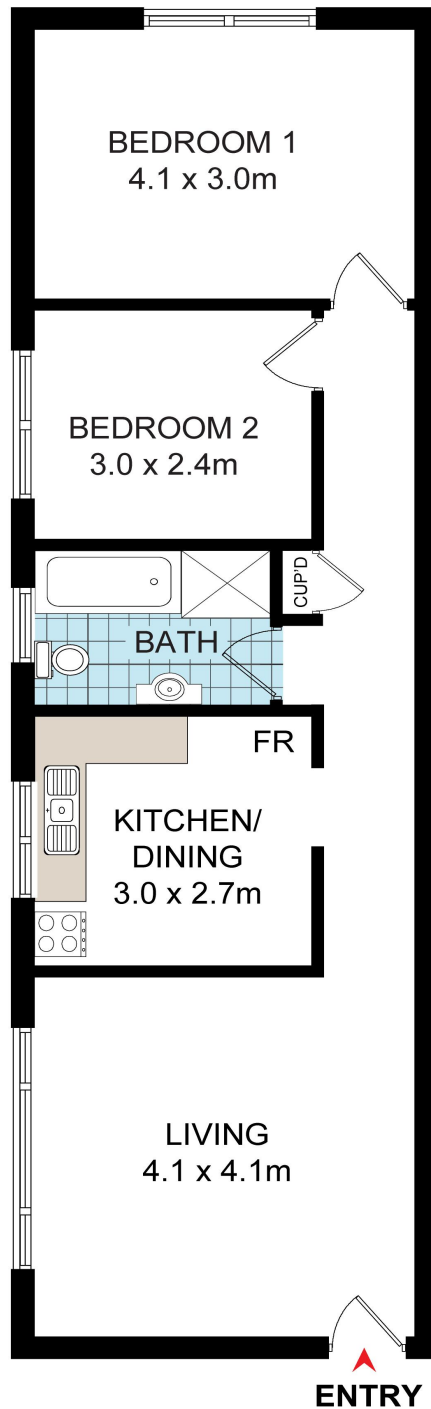
## More About this Property

Property ID	KTYF8V
Property Type	Apartment

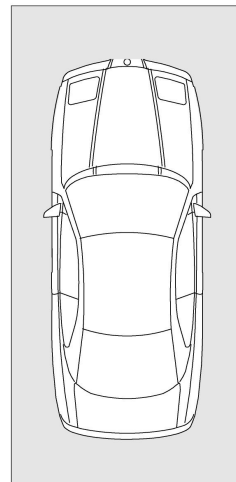
**Francois Vassiliades 0400 131 415**  
 Director/Licensee | francois@ljhcampsie.com.au  
**Peter Kassas 0404 003 320**  
 Sales Executive | peter@ljhcampsie.com.au

**LJ Hooker Campsie (02) 9789 6088**  
 197 Beamish Street, CAMPSIE NSW 2194  
 campsie.ljhooker.com.au | info@ljhcampsie.com.au





CARSPACE



2/36 FERGUSON AVE,  
WILEY PARK

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTGATIONS