








9/84-86 Brancourt Avenue, Yagoona

# Convenient Living | Spacious Level 1 Apartment with Dual Balconies

Positioned in a convenient and well-established pocket of Yagoona, this well-maintained Level 1 apartment presents an excellent opportunity for first-home buyers, downsizers, and astute investors alike. Enjoy easy access to local shops, schools, public transport, parks, and everyday amenities, all just moments away.

Designed for comfortable living, the apartment offers a practical and well-proportioned layout with light-filled interiors throughout. Two balconies, one providing the perfect setting for relaxing or entertaining, while the functional floorplan ensures space and versatility for everyday living.

Property Features:

- Two generously sized bedrooms
- Light-filled living and dining area
- Well-appointed kitchen with gas cooktop
- Main bathroom with both shower and bathtub
- Additional toilet located in the internal laundry
- Internal laundry for added convenience

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.

2 1 1

**FOR SALE**
For Sale: $600,000 - $629,000

**AGENTS**
Paula Al Achkar
0416 757 579
paula.bl@ljhooker.com.au

Miryam Taouk
0415 164 737
miryam.BL@ljhooker.com.au

**AGENCY**
LJ Hooker Bankstown
(02) 9708 2244

LJ Hooker

- Two private balconies offering outdoor space
- Secure lock-up garage with remote control access
- Positioned on Level 1 in a well-maintained complex

Offering a low-maintenance lifestyle in a sought-after location, this apartment combines comfort, convenience, and strong investment potential.

Disclaimer: Photographs have been digitally staged with virtual furniture and décor for marketing purposes. Furniture shown is for illustrative purposes only and is not included with the property.

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 | 11E6F8E |
| Property Type | Unit |
| Including | Air Conditioning<br>Toilets (2)<br>Built-in-Robes<br>Secure Parking<br>Remote Garage |

**Paula Al Achkar 0416 757 579**
Sales Associate to Sam Nader | paula.bl@ljhooker.com.au
**Miryam Taouk 0415 164 737**
Business Development Manager & Executive assistant to Sam Nader | miryam.BL@ljhooker.com.au

**LJ Hooker Bankstown (02) 9708 2244**
11 Marion Street, BANKSTOWN NSW 2200
bankstown.ljhooker.com.au | bankstown@ljhooker.com.au

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.




All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

# 9/84-86 Brancourt Avenue, Yagoona

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