







5/88 Rookwood Road, Yagoona

Low-Maintenance Villa —Perfect for First Home Buyers or Downsizers!

- *Pedestrian access for inspections is available via Patience Avenue**

Offering comfort, convenience and easy-care living, this beautifully presented three-bedroom villa is an excellent opportunity for first home buyers, downsizers or savvy investors looking to secure a property in a convenient location.

Set with in a peaceful and well-maintained complex, this inviting home boasts light-filled interiors, generous living spaces and a practical floor plan designed for comfortable everyday living. This villa is cleverly designed with adjoining garage walls only.

Step inside and be welcomed by a spacious living area filled with natural light, complemented by air conditioning, ceiling fans and downlights throughout. The updated and well-maintained kitchen offers ample cupboard space and a convenient walk-in pantry, while three generously sized bedrooms with built-in wardrobes provide comfortable accommodation.

3 1 2

FOR SALE
$770,000 - $840,000

VIEW
Wed 18th Nov @ 5:00PM - 5:30PM

AGENTS
Gizele Asfour
0403 052 793
Gizele.BL@ljhooker.com.au

AGENCY
LJ Hooker Bankstown
(02) 9708 2244

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Interested parties must rely solely on their own enquiries.

The private paved courtyard offers the perfect space to relax or for kids to play, with the added convenience of direct access to the tandem garage, complete with an automatic door.

Property Features

- Three generously sized bedrooms, two with built-in wardrobes
- Spacious, light-filled living area with plantation shutters
- Updated and well-maintained kitchen with walk-in pantry
- Main bathroom and separate toilet room
- Air conditioning and ceiling fans for year-round comfort
- Additional linen press for convenient storage
- Private, low-maintenance paved courtyard
- Direct access from the courtyard to the garage
- Tandem garage accommodating two vehicles with automatic garage door
- Cleverly designed villa with adjoining garage walls only
- Generous total area of approximately 184.4sqm
- Strata Levies: Approximately $818.00 per quarter

Ideally positioned within easy reach of local schools, shopping centres, public transport and the many amenities of Yagoona, Bankstown and Greenacre, this is an opportunity not to be missed. Whether you're entering the property market, looking to downsize without compromising on space, or seeking a smart investment, this charming villa ticks all the boxes.

Don't miss this fantastic opportunity —inspection is a must!

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MORE DETAILS

Property ID	122HF8E
Property Type	Villa
House Size	184.1 m2
Including	Air Conditioning
	Courtyard
	Built-in-Robes
	Secure Parking
	Remote Garage

Gizele Asfour 0403 052 793
Licensed Real Estate Agent | Gizele.BL@ljhooker.com.au

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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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