



**Auction at Doltone House, Club Marconi,
16th May @ 6PM**



4



2



1

5/99A Cambridge Street, Canley Heights

\$585,000 Guide

Auction: May 16 @ Marconi Club

Spacious, Low Maintenance, Convenient

This double storey residence in a boutique complex is conveniently located within walking distance to major amenities including schooling, public transport, and shops – and offers genuine family-sized entry level buying with a delightful, fenced courtyard for small pets and children to play.

With a northerly aspect it is light-filled throughout, enhancing the sense of space and creating a warm, homely ambience, so inviting and calming.

Summary of features:

- 4 bedrooms – fourth on ground floor could also make an ideal office
- Two bathrooms plus additional third toilet on ground floor in laundry
- Timber look vinyl in bedrooms and lounge, tiles in dining & kitchen
- Split system air-conditioning in living area plus master bedroom

Property ID: L26951842
Property Type: Townhouse
Garages: 1

Sam Ruisi
 0423 220 725
sam.ruisi@wetherillpark.rh.com.au

- Galley kitchen with stone benches, tiled splashback & plentiful storage
- East facing covered patio overlooking private fenced courtyard
- Single lock-up garage with both internal access and external entry
- Good condition throughout – no immediate money needs to be spent
- Neutral colour palette will suit most furniture styles and types
- Walk to bus, local schools, local shops, dining, parks, sporting facilities
- Short drive to Canley Vale Station, Fairfield hospital, Cabramatta golf
- Direct access to Cumberland Highway transporting you north & south
- 40 mins to Sydney Airport, 25 minutes to Western Sydney Airport

This is a property that will appeal to a range of buyers across the spectrum from young couples/families entering the market as homeowners for the first time, strategic investors, and even downsizers/retirees looking for something low maintenance that is easy to care for and lock and leave when travelling. Which buyer are you?

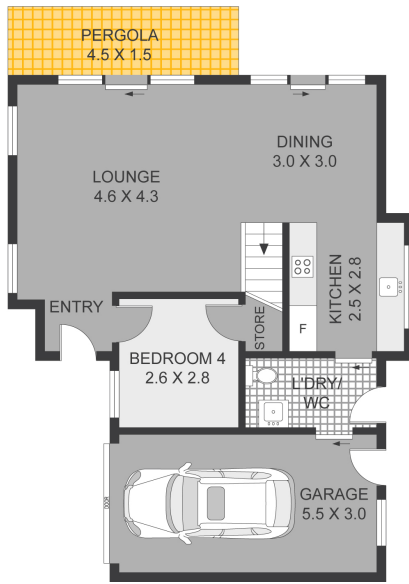
Water Rates: \$171.41 P/Qtr

Council Rates: \$486.00 P/Qtr

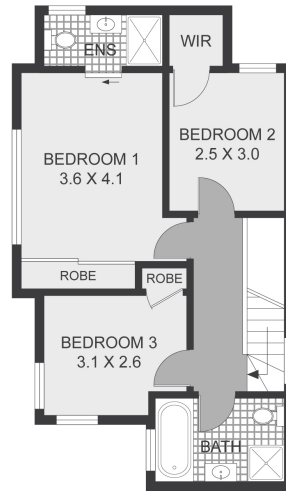
Strata Rates: \$551.25 P/Qtr

Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

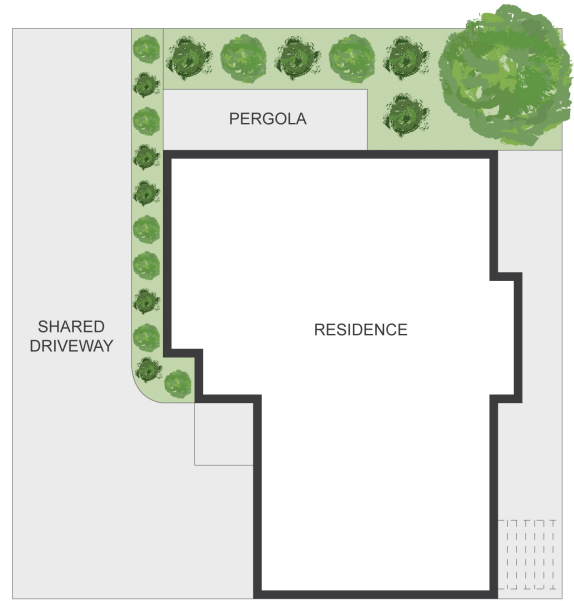
Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.



GROUND FLOOR



FIRST FLOOR



SITE PLAN



CANLEY HEIGHTS

5/99A CAMBRIDGE STREET

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

Raine & Horne
Wetherill Park