



# FOR SALE

## WALKING DISTANCE TO WESTFIELDS LIVERPOOL AND CBD

Kathy Lombardo from @realty is proud to present this immaculate apartment located walking distance to Liverpool CBD where you will find Westfield Shopping Centre, Liverpool Hospital, Liverpool Train station and so much more.

This amazing apartment provides a combined living and dining space, well maintained bathroom and spacious bedrooms with a secure balcony.

Perfect for a first home buyer or astute investor.

### Property Features:

- 2 Beds | 1 Bath | 1 Car space
- Open plan lounge and dining flowing with natural light
- Main bathroom plus powder room
- Modern kitchen with lots of cupboard space, dishwasher
- Split system air conditioner in lounge room
- Floorboards and tiled floors in kitchen
- Internal laundry
- Common area garden space
- Car space and storage unit
- Built in 2020
- Outstanding investment currently receiving \$600 Per Week rental return.

### Location Features:

- 2min drive/10min walk to Liverpool Hospital
- 3min drive /12min walk to Liverpool Train Station
- Walking distance to Westfields Liverpool
- 4min drive/11min walk to Liverpool Public School
- 2min drive/8min walk to Liverpool Girls & Boys High School
- 10min drive to M5/M7 Motorway

Contact Kathy on 0478 240 240 to inspect the property today. This is truly not to be missed!

2 BED | 1 BATH | 1 CAR

### PRICE:

\$535,000 - \$560,000

### OPEN FOR INSPECTION:

N/A

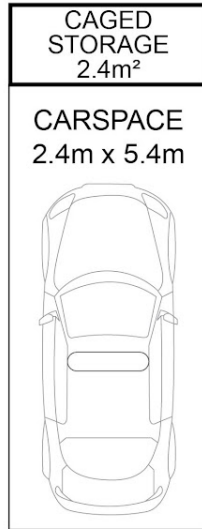


**Kathy Lombardo**

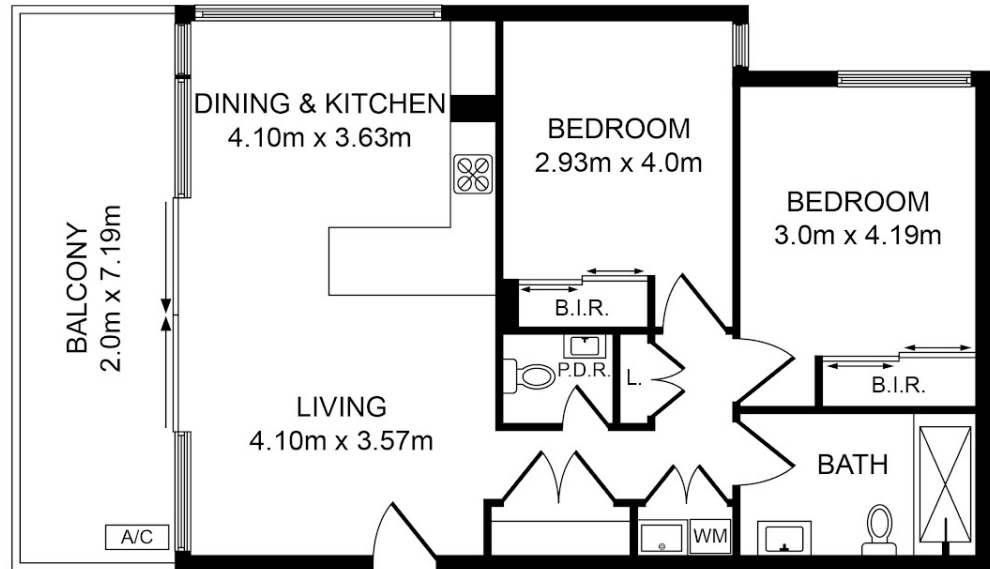
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(NOT IN POSITION)



#### 4/26 George St, Liverpool NSW 2170

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Photos & Floor Plan created by SMT Clicks | 0478 099 674



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.