

## 4/3 Ainslie Place, CONDELL PARK, NSW 2200

### BEAUTIFUL PRESENTATION WITH DISTRICT VIEWS

Positioned in an elevated cul-de-sac location is this light filled renovated strata titled duplex. This property is ideal for first home buyers, investors and downsizers. Set in the heart of Condell Park with easy access to Condell Park shopping village, schools, bus transport and parks. Excellent presentation won't disappoint.

#### Property Features:

- Four bedrooms with built-in robes
- Spacious formal lounge
- Open plan family and dining room
- Modern kitchen with stone top gas cooktop and dishwasher
- Spacious bathroom with bathtub and shower
- Timber deck and covered entertaining area with low maintenance court yard
- Second toilet downstairs with internal laundry

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 103P0624

#### SALE DETAILS

**For Sale | \$1,290,000**

#### CONTACT DETAILS

**Tony Khoury**  
0416 250 350

- Driveway to lock-up garage and carspace
- Only moments to schools, parks and local shopping centre
- Elevated location with district views

#### Outgoings

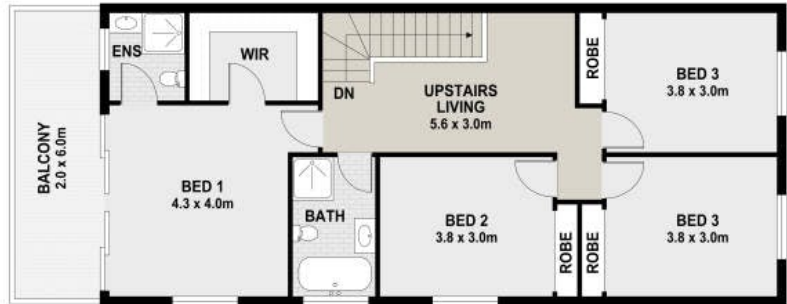
Strata \$690.59 per quarter

Council rates \$425.70 per quarter

- Land Area 277.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage







FIRST FLOOR



GROUND FLOOR

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**DISCLAIMER**  
 PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.