



## 38/79 Memorial Avenue, LIVERPOOL, NSW 2170

### Top Floor Apartment with Pool Views – Strong Investment or First Home Opportunity

Positioned on the top floor of a well-maintained complex, this bright and well-presented two-bedroom apartment offers comfort, practicality and outstanding convenience in the heart of Liverpool.

Featuring hardwood timber flooring throughout, the home offers a spacious living and dining area complemented by a split system air conditioner for year-round comfort. The separate kitchen includes a breakfast bench, providing a functional layout with additional casual dining space.

Step outside onto the private balcony and enjoy a relaxing outlook over the complex's communal swimming pool - a perfect spot to unwind.

Both bedrooms are well sized, the bathroom is neat and practical, and the internal laundry adds everyday convenience. Completing the package is an oversized lock-up garage offering secure parking and valuable storage space.

Investors will also appreciate the strong rental potential, with an estimated return of approximately \$480 per week.

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:** 98P2099

**SALE DETAILS**

**\$490,000**

**CONTACT DETAILS**

**Leppington**

Shop 4.04 / 5 Emerald Hills  
Boulevard

LEPPINGTON, NSW

02 8797 3177

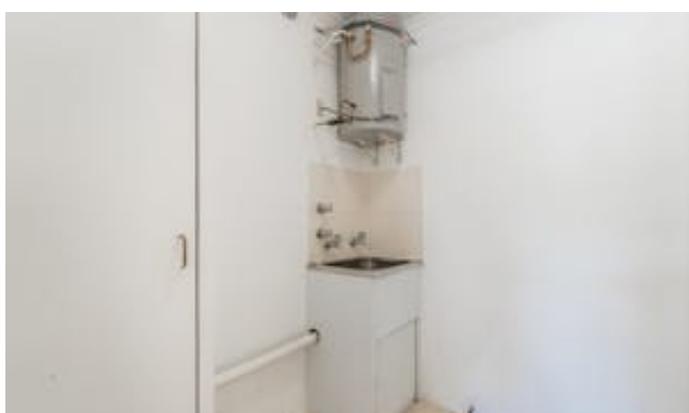
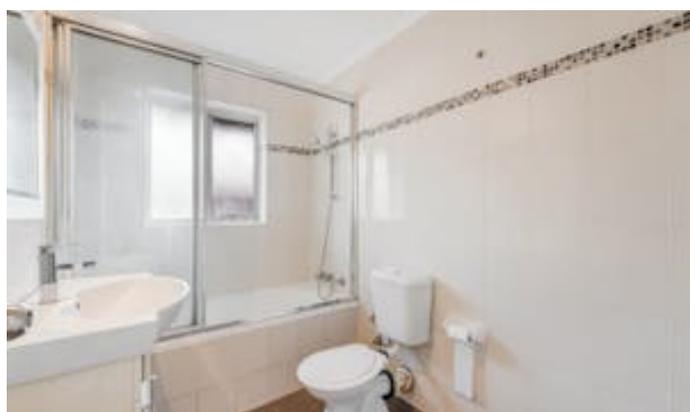
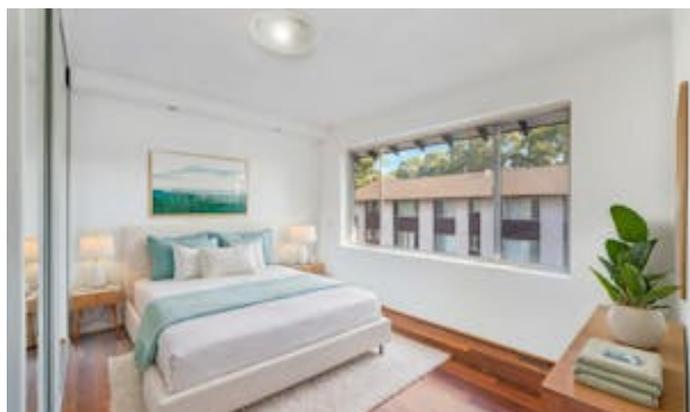
**Frank Polistina**

0407 406 673

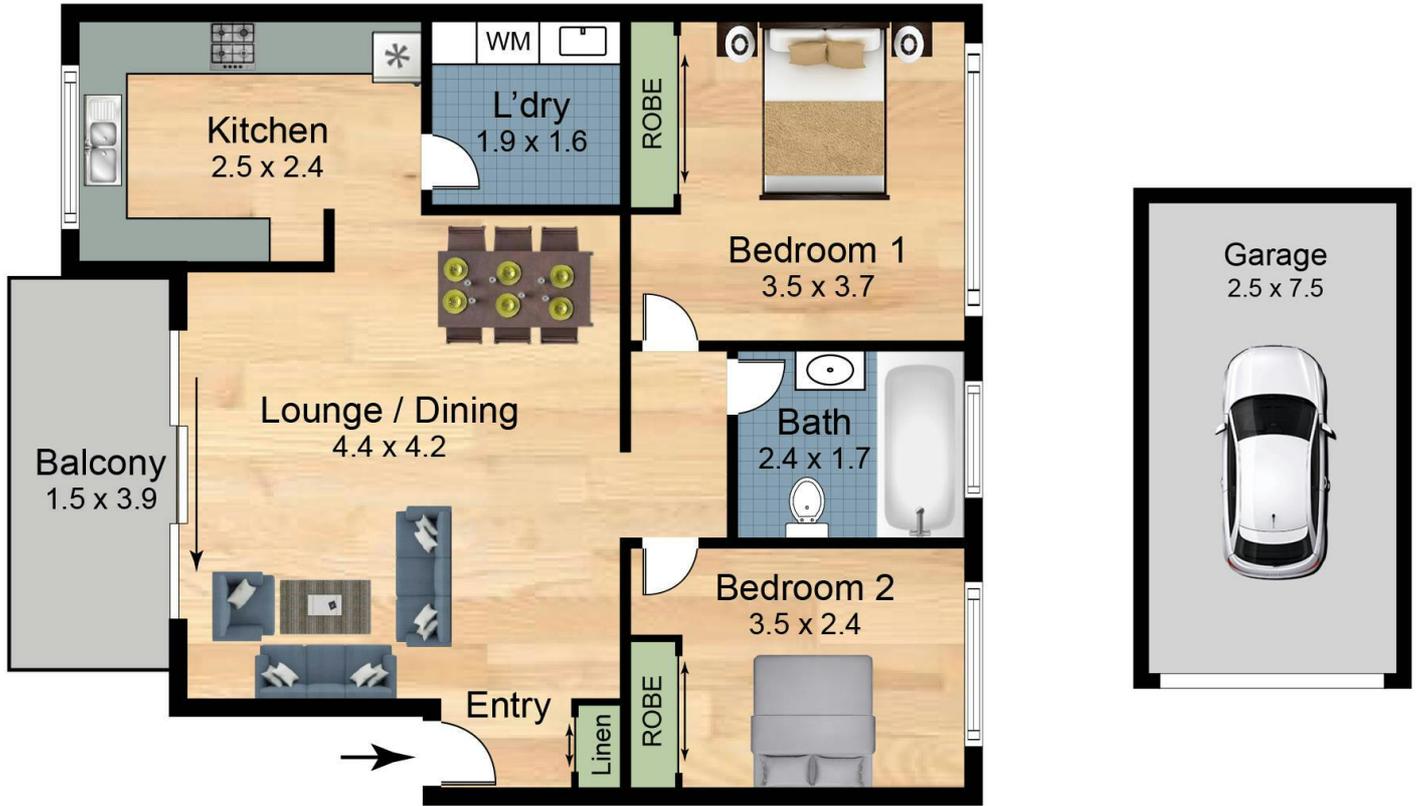
Located just moments from the vibrant lifestyle and amenities of Westfield Liverpool, and within easy reach of Liverpool Railway Station and Liverpool Hospital, this apartment presents a fantastic opportunity for first home buyers and investors alike

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows, Pool

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Floorboards







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Liverpool 2170**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

