

2/119-121 Proctor Parade, **Chester Hill**

3  1  2 

LOCATION, LOCATION - SEFTON ZONE

This north facing town house is located in well maintained complex with fantastic neighbours plus in an in ground swimming pool. The home offers 3 spacious bedrooms upstairs main with large balcony, all with built-ins and air conditioners, floating timber floors and a modern sparkling bathroom.

Down stairs provides a large lounge which opens to the dining area and flowing into a modern kitchen. The home has 3 toilets, so there is no queue to wait. Internal access to the lock up garage.

The very private front courtyard is the perfect space to relax or plant your own vegetable or garden. The home has solar panels installed – huge saving on the electricity bills (current owner pays less than \$100 per quarter).

Located opposite to primary school, minutes to train station, shops and library.

Strata fees - \$796.82 per quarter approximately
Water rates - \$172.59 per quarter approximately
Council rates - \$272.00 per quarter approximately
Property Size: 214sqm approximately

Address: 2/119-121 Proctor Pde, Chester Hill

Open House: Saturdays 11:30-12:00am

CONTACT ALLEN ABED ON 0421 531 360 OR LE LY ON 0422 432 057 FOR MORE INFORMATION

Disclaimer – The property is in the Sefton Selective High School Zone at the current time of the listing. This could change in the future, please make your own enquires before purchasing the property

\$600,000-\$650,000

ID# 11444101384

Open for Inspection

Sat 26 May, 11:30am - 12:00pm

Sat 2 Jun, 11:30am - 12:00pm

Sat 9 Jun, 11:30am - 12:00pm



Le Ly

9738 7999

0422 432 057



Allen Abed

9738 7999

0421 531 360

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.



**first
national**
REAL ESTATE

Chester Hill

