



3/47 Santana Road Campbelltown, NSW



### Park central apartment living

- > Lovely 2 bedroom ground floor apartment
- > Open plan living area with a study nook and split system air conditioning
- > New hybrid flooring to living space and high traffic areas, new carpet to both bedrooms
- > Fresh and modern colour palette throughout that compliments the new flooring
- > U shaped kitchen with gas cooktop, under bench oven, dishwasher and stone bench tops
- > Master bedroom features built in robe and en-suite
- > Second bedroom has a built- in robe
- > Secure basement parking and lock up storage cage
- > The balcony faces into the common garden space, and allows you to enjoy the sounds of the birds whilst being located on the doorstep of a fully serviced community
- > Potential income of \$28,600 per annum rental return for the astute investor

**Price:** \$620,500  
**Council Rates:** \$323.00 p/q  
**Water Rates:** \$170.00 p/q  
**Strata Rates:** \$1,200.00 p/q



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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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