



# 4/40 FIRST AVENUE, LOFTUS

2 1 1

SOLD! - Another Holt Result!

This well cared for easily maintained villa home is the perfect escape for those who cherish peace and tranquility along with a convenient location. Offering open plan with an abundance of natural light streaming in from the large sky light, this property is perfect for first home buyers, investors or an amazing opportunity for downsizers.

- Two massive bedrooms with built-in to main
- Bright and functional hostess kitchen
- Large open-plan living and dining
- Warm and inviting hardwood floors
- Ducted air conditioning throughout
- Modern bathroom
- Separate powder room
- Bright spacious internal laundry with double tub
- Extra storage throughout
- Sizeable single lock up garage
- Ramp for possible wheelchair access

Strata Approximately \$772 per quarter  
Council Approximately \$275 per quarter  
Water Approximately \$230 per quarter

Villa Sold

Listing ID : 61824620

Price :

Contact





You will love this exclusive complex within walking distance to both Sutherland and Loftus train stations. Easy access to shopping, schools and public transport. All conveniently located in peaceful tree lined whisper-quiet avenue. Rare opportunity and will be sold - enquire with confidence.

