

## FOR SALE

### SPACIOUS 2 BED, 2 BATH APARTMENT WITH TANDEM GARAGE, BALCONY, POOL, AC, AND MORE. DON'T MISS OUT!"

Occupying a quiet position of the complex and enjoying a peaceful lifestyle of easy-care convenience, is this well-appointed, contemporary apartment, conveniently located across from Epping Boys High School and within walking distance to Macquarie Uni and local parks. Also, only around 2 minutes walk to city buses (no. 288 & 290)

#### Features:

- Open floorplan with combined sundrenched lounge & dining room opening to the private balcony overlooking tree views
- Sunny and light filled 2 bedrooms with built-ins
- Generous bedrooms all with built-ins and the master with an ensuite
- Well-appointed open plan kitchen with ample storage
- Modern bathroom with bath and shower
- Security intercom system, air conditioning
- Secured tandem (2) lock up garage
- Complex features indoor swimming pool, gym and children playground.
- Easy 100m walk to city buses (Bus. 288 & 290) to Macquarie Centre, metro station, & City.
- Within walking distance to Macquarie University
- In a school catchment of Epping Boys High school and Cheltenham Girls High school

Don't miss out on the opportunity to make this dream apartment your own. With its prime location, luxurious features, and modern design, this property won't stay on the market for long. Take the first step towards your dream lifestyle and contact us today to arrange a private inspection. This is a rare opportunity not to be missed.

Apartment Size Approx.  
Internal incl Balcony: 95sqm  
Tandem garage: 34sqm  
Total Area: 129sqm

2 BED | 2 BATH | 2 CAR

#### PRICE:

\$790,000 - \$850,000

#### OPEN FOR INSPECTION:

N/A



**Gavin McCutcheon**

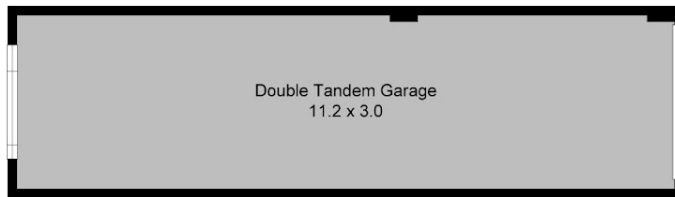
**0413686969**

[gavin@atrealty.com.au](mailto:gavin@atrealty.com.au)

[buyingsellingrenting.com.au](http://buyingsellingrenting.com.au)

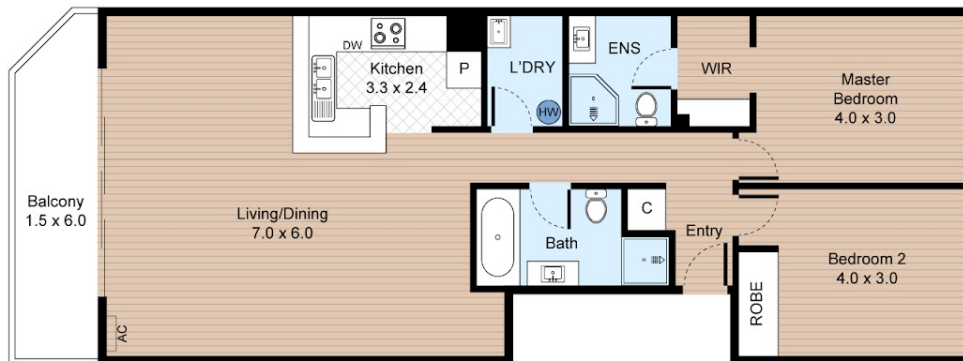
# Unit 12, 106 Crimea Road, Marsfield

2 Bed 2 Bath 2 Car



(Not In Position)

## DOUBLE TANDEM GARAGE



Internal : 90m<sup>2</sup>  
External : 42m<sup>2</sup>



FLOOR PLAN



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.